STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 08/08/12 10:51	3 pgs
Fees:18.00 Taxes:406.63	
20120808-0070665	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2012.

Notary Public
MY COMMISSION EXPIRES: 10.5.2015
File No. 12-4892D

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christina J. Tugman, unmarried (NAME)	United Wholesale Mtg (NAME)	03316025400
500 Macfie Court (STREET ADDRESS)	555 S. Adams Rd. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, MI 48009 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael Shoemaker and Miyong Shoemaker, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina J. Tugman, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No.185-B on the plan of PLAN OF ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, as shown by plat of record in Plat Book 6250, Page 836-837, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Shoemaker, married from SMOF A, Inc., by Special Warranty Deed dated April 26, 2010, as Instrument No. 20100524-0040025, in the Register's Office for Davidson County, Tennessee.

Miyong Shoemaker joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions, dedications, covenants, reservations, easements and other matters shown on the plat of PLAN OF ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE CEDAR BLUFF, as recorded in Plat Book 5200, Page(s) 610, Plat Book 6250, Page 827, Plat Book 6250, Page 836, and Plat Book 6250, Page 837, but deleting any covenant, condition or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

2. Covenants, Conditions, and Restrictions set forth in Deed recorded in Book 6569, Page 956, but deleting any covenant, condition or restriction indicating a preference, limitation, or discrimination based

on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 500 Macfie Court, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of July, 2012.

Michael Shoemaker — July 31, 2012 Date

Miyong ~~Shoemaker~~ Sumner — July 31, 2012 Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Michael Shoemaker and Miyong Shoemaker, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2012.

My Commission Expires: 10/23/2012

Notary ~~Public~~

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:

Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494

12-0535T

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.