WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY PERRY D. PERRY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Boulineau	SWBC Mortgage Corporation	172-04-0A
(NAME)	(NAME)	(MAP)
1256 Brentwood Highlands Drive	5055 Maryland Way, Ste. 200	062.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John K. Shelburne and Gina O. Shelburne, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew Boulineau, married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

*and wife, Mary Amy Boulineau

LAND in Davidson County, TN, BEING Lot No. 17, on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John K. Shelburne and Gina O. Shelburne, husband and wife, by deed dated June 28, 2001, from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record in Insturment No. 20010706-0072525, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1256 Brentwood Highlands Drive, Nashville, Tennessee 37211

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120066750 DEEDWARR
Recvd: 09/06/12 09:35 2 pgs
Fees:13.00 Taxes:740.00
20120906-0080522

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

John K. Shelburne 8-31-12 Gina O. Shelburne 8-31-12

John K. Shelburne

Gina O. Shelburne

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John K. Shelburne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, (city)_____, (state) on this the 31st day of August, 2012.

_____
Notary Public

My Commission Expires:

STATE OF FL
COUNTY OF Pinellas

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John K. Shelburne; Gina O. Shelburne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at 3637 34th St S, (city) St. Petersburg FL, (state) on this the 31st day of August, 2012.

_____
Notary Public

My Commission Expire 5/17/14

JACK FLETCHER
Notary Public, State of Florida
Commission# DD992888
My comm. expires May 17, 2014

After Recording Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067