THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Gary A. Trestain
1005 Morning Court
Cane Ridge, TN 37013
SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste 400
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120077969 DEEDWARR
Recvd: 10/15/12 09:38 2 pgs
Fees:13.00 Taxes:740.00
20121015-0093995

WARRANTY DEED

(Map 182-01-0A, Parcel 59.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JENNIFER C. SHOGREN, formerly known as, JENNIFER C. JOHNSON and husband, NATHAN SHOGREN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **GARY A. TRESTAIN and MARGARET ANN TRESTAIN, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 59, Phase One, Section Two, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development, according to plat and survey of same appearing of record in Instrument No. 20071220-0146323, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Jennifer C. Johnson, an unmarried woman, by Warranty Deed from H&J Builders, Inc., a Tennessee Corporation, dated May 23, 2008, of record in Instrument No. 20080527-0053224, in the Register's Office of Davidson County, Tennessee. Jennifer C. Johnson has since married and is now known as, Jennifer C. Shogren.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 20071220-0146323, page; to Restrictive Covenants of record in 20070605-0067129 and 20110203-0009586; to Storm Water Detention Agreement of record in Instrument No. 20060406-0039475; to HOA Charter of record in Instrument No. 20070605-0067128, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1005 Morning Court, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Nathan Shogren, husband of Jennifer C. Shogren, f/k/a Jennifer C. Johnson, hereby joins in this conveyance and conveys any and all interest he may have in said property, including but not limited to marital interest.

WITNESS OUR HANDS and signatures on this the 12th day of October, 2012.

JENNIFER C. SHOGREN

NATHAN SHOGREN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer C. Shogren and Nathan Shogren, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of October, 2012.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

(SEAL)

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of October, 2012.

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

Notary Public

MY COMMISSION EXPIRES: AUGUST 16, 2014