# WARRANTY DEED

G-KW-12-03922

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/19/2013
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brandi Duplechain | First Community Mortgage, Inc. | |
| 3922 Creekside Drive (ADDRESS) | 275 Robert Rose Drive (NAME) (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (CITY) (STATE) (ZIP) | 148-10-51.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHERI SHELAR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDI DUPLECHAIN, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 171, LOCUSTWOOD, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 43, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHERI SHELAR BY WARRANTY DEED FROM CML PROPERTIES LLC, RECORDED ON THE 13TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081113-0112323, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2663, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED IN ORDER TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved ( X ) property, known as 3922 Creekside Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130003652 DEEDWARR
Recvd: 01/14/13 13:50 2 pgs
Fees:13.00 Taxes:495.80
20130114-0004339

Witness my/our hand(s) this 8th day of January, 2013.

Cheri Shelar by John Gleaves, Attorney-In-Fact

Brian Cesario by John Gleaves, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of January, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cheri Shelar and Brian Cesario and who acknowledged he/she/they executed the same as the free act and deed of the said Cheri Shelar and Brian Cesario.

Witness my hand and official seal, this the 8th day of January, 2013.

Notary Public




My Commission Expires: 1-9-16

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903