STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-5899D

BILL GARRETT, Davidson County
Trans: T20130010936 DEEDWARR
Recvd: 02/08/13 10:15 2 pgs
Fees: 13.00 Taxes: 425.50
20130208-0013226

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alexander K. Simmons, a single man (NAME)	PrimeLending, a PlainsCapital Company (NAME)	21-78
6209 Clarksville Pike (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (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, **Ronnie L. Shelton and Debbie L. Shelton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander K. Simmons, a single man,** 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:

Situated in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a stake and fence post at Hicks northwest corner in the west boundary line of U.S. 41-A Highway; running thence with said Hick's West line, South 18° West 325 feet to a stake; thence North 73° West 100 feet to a stake; thence South 73° East 50 feet to a stake; thence North 18 ½ feet to the south boundary line of U.S. 41 A Highway; thence with said Highway, South 60° East 50 feet to the beginning, containing 6/10 of an acres, more or less, according to a survey of J.P. Gallaber, made February 10, 1982, together with an easement to secure water from a well as set out in an instrument of record in Book 3645, page 261, together with the right of others in and to the use of the same.

BEING the same property conveyed to Ronnie L. Shelton and Debbie L. Shelton, husband and wife from John L. Hostettler and wife, Stacy M. Hostettler, f/k/a Stacy M. Dowlen, by Deed dated June 27, 2003, as Instrument No. 20030701-0090548, in the Register's Office for Davidson County, Tennessee.

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

1. Easement to secure water from a well as recorded in Book 3645, page 261, Register's Office for Davidson County, Tennessee.

The 2012 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 6209 Clarksville Pike, Joelton, TN 37080.

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 30th day of January, 2013.

Ronnie L. Shelton — January 30, 2013
Ronnie L. Shelton — Date

Debbie L. Shelton — January 30, 2013
Debbie L. Shelton — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ronnie L. Shelton and Debbie L. Shelton, 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 30th day of January, 2013.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
EXPIRES: 9-22-14

PREPARED BY AND RETURN TO:

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