WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Lauren Beth McClure
Affiant

Subscribed and sworn to before me, this 4th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SMC13-0812

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Beth McClure	Shelter Mortgage Company, LLC	
812 General George Patton Rd	(NAME) 5001 American Blvd W #201	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Bloomington, MN 55437	142-09B-812.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HELEN VIRGINIA CANTRELL LANNOM, TRUSTEE OF THE FRANK GOSSETT REVOCABLE LIVING TRUST AND HELEN C. LANNOM, FIDUCIARY FOR FRANK GOSSETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN BETH MCCLURE, UNMARRIED AND BILLY DEE ALLEN AND MARY RUTH ALLEN, HUSBAND AND WIFE, 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:

* As Tenants in common with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 812, together with the Carport designated as No. 812-C, as shown on the Plan of Phase One - Lot One - Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank Gossett and wife, Pearl C. Gossett by Deed from Haury & Smith Contractors, Inc. of record in Book 5530, Page 534, Register's Office for Davidson County, Tennessee, dated November 13, 1979 and recorded on November 14, 1979. The said Pearl C. Gossett having since died.

Being the same property conveyed to The Frank Gossett Revocable Living Trust by Deed from Frank Gossett of record in Instrument No. 20031030-0159644, Register's Office for Davidson County, Tennessee, dated October 20, 2003 and recorded on October 30, 2003.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, pages 145 and 146, and Plat Book 5200, page 135, Book 5410, page 248, Book 5410, 260, Book 3770, page 6, and Book 2274, page 547, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 812 General George Patton Rd, Nashville, Tennessee 37221
(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:T20130019522 DEEDWARR
Recvd: 03/11/13 10:59 2 pgs
Fees:13.00 Taxes:510.60

20130311-0023820

Witness my/our hand(s) this 4th day of March, 2013.

Helen Virginia Cantrell Lannom, Trustee of The Frank Gossett Revocable Living Trust

BY: Helen Virginia Cantrell Lannom
Trustee

Helen C. Lannom, Fiduciary for Frank Gossett

BY: Helen C Lannom

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of March, 2013, before me personally appeared Helen Virginia Cantrell Lannom, Successor Trustee The Frank Gossett Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of March, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of March, 2013, before me personally appeared Helen C. Lannom, Fiduciary of the property of Frank Gossett, incompetent, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of March, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959