Return to:
Realty Title

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2013.

Kelly Dorsey
Notary Public
MY COMMISSION EXPIRES: 4-21-13
File No. G13-6126D

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20130022647 DEEDWARR
Recvd: 03/20/13 09:34 2 pgs
Fees:13.00 Taxes:1276.50
20130320-0027502

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert O'Quin and Jami O'Quin, husband and wife (NAME)	Robert & Jami O'Quin (NAME)	187-109
6880 Burkitt Road (STREET ADDRESS)	6880 Burkitt Rd. (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN. 37013 (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, **David Wills, Jean Stephens, and Kimberly Deere, Co-Trustees of the Residuary Trust Created under the Last Will and Testament of Donald R. Shaw and Residuary Trust Created under the Last Will and Testament of Donald R. Shaw**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. O'Quin and Jami L. O'Quin, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of BUCHANAN ACRES, as shown by plat of record in Plat Book 6900, Page 413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David Wills, Jean Stephens, and Kimberly Deere, Co-Trustees of the Residual Trust created under the Last Will and Testament of Donald R. Shaw, Docket No. 10P-1191, from David Wills and Jean Stephens as successor Co-Trustees of the Winnie R. Shaw Family Trust created under the Last Will and Testament of Winnie R. Shaw, Docket No. 06P-1986, by Executor's Deed dated September 28, 2010, as Instrument No. 20101004-0079205, 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. Restrictions as recorded in Book 7346, page 864, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 413, Register's Office for Davidson County, Tennessee.

3. Easement to Piedmont Natural Gas Co. as recorded in Instrument No. 20110311-0019594, 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 6880 Burkitt Road, Antioch, TN 37013.

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 15th day of March, 2013.

RESIDUARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF DONALD R. SHAW

By: _____ Trustee
David Willis, Co-Trustee

March 15, 2013
Date

RESIDUARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF DONALD R. SHAW

By: _____ Trustee
Kimberly Deere, Co-Trustee

March 15, 2013
Date

RESIDUARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF DONALD R. SHAW

By: _____ Trustee
Jean Stephens, Co-Trustee

March 15, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David Willis, Jean Stephens, and Kimberly Deere, Co-Trustees for Residuary Trust Created under the Last Will and Testament of Donald R. Shaw, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of March, 2013.

My Commission Expires: 9/22/2014

_____
Notary Public

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066