WARRANTY DEED

B-QL-13-3106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Shirley J. Shelton	Quicken Loans, Inc.	
500 Rutledge Cv.	(NAME) 1050 Woodward Ave.	
(ADDRESS) Collierville, TN 38017	(ADDRESS) Detroit, MI 48226-1906	96-15-18.00
(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 R. CHERRY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHIRLEY J. SHELTON AND EDWARD J. SHELTON, WIFE AND HUSBAND, 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 25, HICKORY BEND, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 42, 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 JAMES W. CHERRY AND WIFE, HELEN R. CHERRY BY WARRANTY DEED FROM ELDON E. CARTER AND WIFE, TREBA J. CARTER, RECORDED ON THE 10TH DAY OF JULY, 1990 IN DEED BOOK 8148, PAGE 957, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JAMES W. CHERRY HAVING SINCE DIED ON JULY 3, 1997 LEAVING HELEN R. CHERRY THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3600, PAGE(S) 42; BOOK 3642, PAGE 478 , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3106 Boulder Park Drive, Nashville, Tennessee 37214
(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:T20130025047 DEEDWARR
Recvd: 03/28/13 08:15 2 pgs
Fees:13.00 Taxes:277.50
20130328-0030310

Witness my/our hand(s) this 25th day of March, 2013.

HELEN R CHERRY BY Richard Cherry

ATTORNEY IN FACT

Helen R. Cherry by Richard Cherry,
Attorney in Fact

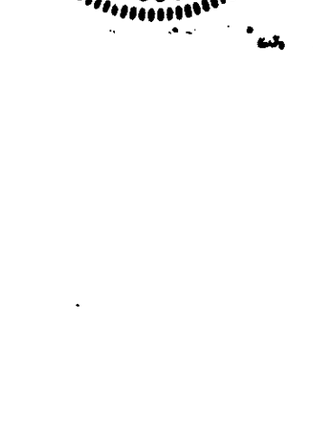
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared RICHARD CHERRY 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 HELEN R. CHERRY and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN R. CHERRY.

Witness my hand and official seal, this the 25th day of March, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)



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