Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130041471 DEEDWARR
Recvd: 05/17/13 14:18 2 pgs
Fees:13.00 Taxes:351.50
20130517-0050148

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew James Robison	FirstBank	086-13-0-011.00
(NAME)	(NAME)	
3355 Lakeside Place	6131 Shallowford Rd. Ste 102	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Lee Walker and Joseph Calvin Walker, devisees of the Last Will and Testament of William Allen Shelow, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew James Robison and Ellen Marie Robison**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 57B, on the Plan of LAKESIDE WOODS ESTATES, as shown by plat appearing of record in Plat Book 6900, Page 244, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William A Shelow and Carolyn J Shelow, husband and wife, by Warranty Deed dated June 16, 2003, from Jeffrey Carter and wife, Cathy M Carter, and filed for record on July 16, 2003, in Instrument No. 20030716-0099871, Register's Office for Davidson County, Tennessee. The said Carolyn J. Shelow, aka Carolyn Joyce Shelow), having since died on August 26, 2008, leaving William A. Shelow (aka William Allen Shelow), as tenant by the entirety. The said William A Shelow (aka William Allen Shelow), having since died testate, and all rights and title and interest in the above described property were conveyed to Kevin Lee Walker and Joseph Calvin Walker, devisees of the Last Will and Testament of William Allen Shelow, deceased, filed for record in Instrument No. 20111028-0084249, said Register's Office, and under Docket No. 11P6 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3355 Lakeside Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10336
SMG TN Warranty Deed

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/or 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/or 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.

Witness our hands this 9th day of May, 2013.

Kevin Lee Walker

Joseph Calvin Walker

State of Tennessee
County of Williamson

Personally appeared before me Kevin Lee Walker and Joseph Calvin Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2013.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067