WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044533 DEEDWARR
Recvd: 05/29/13 10:14 2 pgs
Fees:13.00 Taxes:1461.50
20130529-0053869

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barfoot, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Shields	~~NEW OWNER~~ Academy Mortgage	15609002700
(NAME)	(NAME)	
8008 Meadow View Drive	1220 East 7800 South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4131	Sandy UT 84094	
(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, **Paul L. Dehlinger and wife, Brenda K. Dehlinger**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Shields and Dina Velocci , husband and wife,**, 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 Lot No. 14 on the Plan of Templegate, Section 3, as of record in Plat Book 8250, Page 868, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul L. Dehlinger and wife, Brenda K. Dehlinger by Deed from The Jones Company Custom Homes of Tennessee Inc., a Tennessee Corporation, dated 02/17/2000 and filed for record on 02/23/2000 in Instrument 20000223001744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 8250, Page 868, said Register's Office.
Restrictions of record in Book 6766, Page 754, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 8008 Meadow View Drive, Nashville, TN 37221-4131
(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/or assigns forever; and we do covenant with the said

The signature of Paul L Dehlinger is signed by his duly appointed Attorney-in-Fact Lea Ann Barrett, pursuant to the Power of Attorney recorded in Book *, page _____, said Register's Office.

The signature of Brenda K. Dehlinger is signed by her dulyuappoin Attorney-in-Fact Lea Ann Barrett, pursuant to the Power of Attorney recorded in Book *, page _____, said Register's Office.

* 20130529.0053868

Rec & Ret
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

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 23rd day of May, 2013.

Paul L. Dehlinger by Lea Ann Barrett Attorney-in-fact
Paul L. Dehlinger

Brenda K. Dehlinger by Lea Ann Barrett Attorney-in-fact
Brenda K. Dehlinger

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lea Ann Barrett, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Paul L. Dehlinger and Brenda K. Dehlinger and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2013.

Tonja R
Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027