THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31205-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. J Anderson Affiant Subscribed and sworn to before me this 30th day of May, 2013. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

WARRANTY DEED

Address New Owner: Shaffer Home Services, LLC 4300 Parkview Circle Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 040 17100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith A. Sory, Executrix of the Estate of Ruby Williams Biles**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shaffer Home Services, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4300 Parkview Circle, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2013.

Judith A. Sory, Executrix
Judith A. Sory, Executrix of the Estate of
Ruby Williams Biles

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Judith A. Sory, Executrix of the Estate of Ruby Williams Biles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20130045516 DEEDWARR
Recvd: 05/31/13 13:21 2 pgs
Fees: 13.00 Taxes: 1091.50

20130531-0055152

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25, as shown on the map entitled M. N. Young's Parkview Subdivision, of record as Plat Book 547, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 25 fronts 82.2 feet on the easterly margin of Park View Circle and extends back between lines 200 feet on the northerly line, which is along Frances Avenue, and 200 feet on the southerly line to a dead line in the rear measuring 82 feet thereon.

Being the same property conveyed to Robin E. Biles and wife, Ruby W. Biles, by deed dated October 6, 1954, from Mrs. Early Lee Lamb, widow, of record in Book 2301, page 129, Register's Office for Davidson County, Tennessee. Robin E. Biles died on July 26, 1997. Ruby W. Biles died on December 1, 2012. Pursuant to the terms of her will, of record in Docket No. 13P38, Davidson County Probate Court Clerk's Office, the Testatrix directed that her Executor sell subject property and that the proceeds be divided between her two daughters. Letters Testamentary were issued to Judith A. Sory. Ruby W. Biles and Ruby Williams Biles are one and the same person. Judith A. Sory and Judy Biles Sory are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 173, Register's Office for Davidson County, Tennessee.