This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $140,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2013.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130056490 DEEDWARR
Recvd: 07/03/13 08:20 2 pgs
Fees:13.00 Taxes:518.00
20130703-0068590

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Courtney G. Shultz 509 Idlewild Ave Madison, TN 37115	New Owner	52-1-131

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA L. GIVENS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COURTNEY G. SHULTZ, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 10, Block F, Crittenden Estates Subdivision, as shown on plat of record in Plat Book 974, page 69, 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 Jessica L. Givens, unmarried, by deed from William E. Brewer and wife, Bonnie Brewer and Barry A. Brewer and wife, Lana G. Brewer, dated November 13, 2009, of record in Instrument No. 20091113-0104895, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 509 Idlewild Ave, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 28th day of June, 2013.

Jessica L. Givens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica L. Givens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2013.

My commission expires: 6/26/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY