WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130060825 DEEDWARR
Recvd: 07/17/13 10:52 2 pgs
Fees: 13.00 Taxes: 314.50

20130717-0073830

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian T. Shelton	United Wholesale Mortgage	Parcel ID:
131 Pepper Ridge Circle	1414 East Maple Rd.	149050A13100CO
Antioch, TN 37013	Troy, MI 48083	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cindy Richter, James Davis, and Mary Davis, Heirs of the Estate of Frances G. Davis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brian T. Shelton and wife, Sherri L. Shelton
hereinafter called the GRANTEES, their heirs and 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 Unit No. 131 on the Plan of Pepper Ridge Condominiums Second Revision to Phase Five of record in Plat Book 7900, Page 560, and Book 9020, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frances G. Davis by deed from R. Thomas Trout and wife, Sheila D. Trout of record in Instrument 20050802-0090258, said Register's Office. The said Frances G. Davis died intestate on June 26, 2010, leaving as Sole Beneficiaries the Grantors herein. The Estate was admitted to Probate as Probate No. 10P1267. See also Affidavit of Heirship of record in Instrument 20110930-0076029 and Instrument 20130717-0073829, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7466, Page 248 amended in Book 7572, Page 222; Book 7779, Page 48; Book 8026, Page 588; Book 8297, Page 251; Book 8672, Page 17; Book 8684, Page 880; Book 9020, Page 155; Instrument 20120720-0063972; and Book 7466, Page 307, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 560 and Book 9020, Page 155; and (3) Sewer Easement of record in Book 7505, Page 804, said Register's Office.

Power of Attorney of record in Instrument 20130717-0073827 and Instrument 20130717-0073828, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 131 Pepper Ridge Circle, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 25th day of June, 2013.

Estate of Frances G. Davis
BY:

Cindy Richter by: Mary Davis

Cindy Richter, Heir by Mary Davis, Attorney in Fact

James Davis by: Mary Davis

James Davis, Heir by Mary Davis, Attorney in Fact

Mary Davis

Mary Davis, Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Cindy Richter and James Davis as his/her/their Attorney in Fact as the free act and deed of the within named Cindy Richter and James Davis.

Witness my hand and official seal at Nashville, Tennessee the 25th day of June, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.