(2)

BILL GARRETT, Davidson County
Trans:T20130077764 DEEDWARR
Recvd: 09/09/13 10:22 3 pgs
Fees:18.00 Taxes:802.90
20130909-0094773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Chaloupka, unmarried, and Amanda Tibble, unmarried, joint tenants with right of survivorship	Shelter Mortgage Company, LLC (NAME)	00900016900
7753 Wilkinson Road (ADDRESS)	2550 Meridian Blvd., Ste. 100 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jenny L. Farmer and husband, Christopher D. Farmer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Chaloupka, unmarried, and Amanda Tibble, unmarried, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED OCTOBER 4, 1984, AS KNOWN AS JOB NO. 84-237 AS FOLLOWS:
TRACT 9: BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF WILKINSON ROAD AT THE SOUTHEAST CORNER OF THIS TRACT AND BEING 1911.71 FEET NORTHWARDLY FROM THE NORTHERN LINE OF THE JOHN W. KINCOR PROPERTY OF RECORD IN DEED BOOK 5079, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MEASURED ALONG THE MARGIN OF WILKINSON ROAD; THENCE LEAVING SAID ROAD S 87 DEGREES 41'59" W 922.86 FEET TO AN IRON PIN; THENCE S 02 DEGREES 27'17" E 239.85 FEET TO AN IRON PIN; THENCE S 88 DEGREES 07'36" W 971.79 FEET TO A POINT IN THE CENTER LINE OF A CREEK; THENCE WITH THE CENTER OF THE CREEK THE FOLLOWING CALLS: N 51 DEGREES 58'50" E 232.15 FEET TO A POINT; THENCE N 46 DEGREES 44'54" E 94.25 FEET TO A POINT; THENCE N 74 DEGREES 09'26"E 167.11 FEET TO A POINT; THENCE N 61 DEGREES 03"23" 86.55 FEET TO A POINT; THENCE N 82 03'30" E 63.87 FEET TO A POINT; THENCE N 50 DEGREES 22'32" E 202.40 FEET TO A POINT; THENCE LEAVING THE CREEK N 87 DEGREES 41'56" E 628.58 FEET TO AN IRON PIN; THENCE N 63 DEGREES 43'56" E 335.02 FEET TO AN IRON PIN; THENCE N 87 DEGREES 41'56" E 150.00 FEET TO AN IRON PIN IN THE MARGIN OF SAID WILKINSON ROAD; THENCE WITH SAID ROAD THE FOLLOWING CALLS: S 19 DEGREES 40'20" E 29.88 FEET TO A POINT; THENCE S 08 DEGREES 02"33" W 58.06 FEET TO A POINT; THENCE S 12 DEGREES 21"45" W 57.51 FEET TO A POINT; THENCE S 13 DEGREES 55'41" W 62.38 FEET TO A POINT; THENCE S 09 DEGREES 43'39" W 38.58 FEET TO A POINT OF BEGINNING, CONTAINING 11.06 ACRES. MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JENNY L. FARMER AND HUSBAND, CHRISTOPHER D. FARMER BY WARRANTY DEED FROM CATHY M. WRIGHT, A SINGLE PERSON, AND RICHARD A. WEAVER, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP OF RECORD AT INSTRUMENT NO. 20090909-0084327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHRISTOPHER D. FARMER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JENNY L. FARMER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20130909-0094772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7753 Wilkinson Road, Joelton, TN 37080
(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 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 my/our hand(s) this 3rd day of September, 2013.

Jenny L. Farmer

By: Christopher D Farmer Attorney-in-Fact
Christopher D. Farmer, Attorney-in-Fact

Christopher D Farmer
Christopher D. Farmer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher D. Farmer, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of September, 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

On this 3rd day of September, 2013, before me personally appeared Christoper D. Farmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jenny L. Farmer and acknowledged that such person executed the same as the free act and deed of Jenny L. Farmer.

Witness my hand and official seal, this the 3rd day of September, 2013.

Mary Birthright
Notary Public



My commission expires: 11-3-15

RETURN TO:
Southland Title & Escrow
7101 Executive Center Drive, Ste. 151
Brentwood, TN 37027