File #7536

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082665 DEEDWARR
Recvd: 09/24/13 13:36 2 pgs
Fees:13.00 Taxes:555.00
20130924-0100429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMM. EXP. 12/27/15

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5783 STOCKTON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Timothy J. Stockton and Tina D. Stockton	PINNACLE BANK	063160C07600CO
5322 Southfork Blvd.	150 3rd Avenue So., Suite 900	
Old Hickory, TN 37138	Nashville, TN 37201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LESLEY SHELTON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TIMOTHY J. STOCKTON AND TINA D. STOCKTON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5322 Southfork Blvd., Old Hickory, TN 37138

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 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 my hand on the 20th day of September, 2013.

Lesley Shelton by: J. Carlton Drumwright Attorney in Fact
Lesley Shelton
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 20th day of September, 2013, before me personally appeared J. Carlton Drumwright 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 **Lesley Shelton** and acknowledged that he executed the same as the free act and deed of said **Lesley Shelton**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 12.20.2015

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 76, HERMITAGE SPRINGS ESTATES, SECTION TWO, PHASE ONE, A PLANNED UNIT DEVELOPMENT, as shown on Exhibit "A" of record in Instrument No. 20031031-0160338, 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 Lesley Shelton, a single woman by Warranty Deed from Dennis H. Boswinkle and Shirley A. Boswinkle, husband and wife, recorded on the 11th day of December, 2006 in Instrument No. 20061211-0152600, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Lesley Shelton pursuant to a power of attorney executed by the same on the 09/12/2013, and being filed for in Instrument # 20130924010042 8, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A PLANNED UNIT DEVELOPMENT (PRIVATE ELEMENTS), PHASE ONE, SECTION TWO, HERMITAGE SPRINGS ESTATES, as recorded in Instrument No. 20010703-0070299 and 20031031-0160338 (Exhibit A) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001206-0120233, amended at Instrument Nos. 20020130-0013464, 20031006-0147712, 20040226-0022056, 20060703-0078830, 20060815-0100265, made applicable at Instrument No. 20031031-0160338 and any future amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Hermitage Springs Townhome Association, Inc. recorded in Instrument No. 20010712-0074536, amended at Instrument No. 20030808-0113486 and any future amendments thereto.

f. Charter of Hermitage Springs Townhome Association, Inc. recorded at Instrument No. 20010716-0075385, amended at Instrument No. 20020128-0011789.

g. Easement recorded in Book 6267, Pages 296 and 298, Book 10644, Pages 186, 194, 190 and 117, Book 8007, Pages 232, 237, 240 and 248.

h. Storm Water Detention Agreement recorded at Instrument No. 20041110-0135663.

i. Rights to use the spring as initially set out in Deeds recorded in Book 5792, Page 639 and Book 5826, Page 95.