BILL GARRETT, Davidson County
Trans: T20130085144 DEEDWARR
Recvd: 10/02/13 12:17 2 pgs
Fees: 13.00 Taxes: 662.30

20131002-0103449

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is g
this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this 25 day of September 2013.

Notary Public
My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills to:	Tax Information
Leighton Hosking	US Wide Financial	11914022000
309 Morton Avenue	17600 Chesterfield Airport #201	
Nashville TN 37211	Chesterfield, MO 63005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mark G. Shipsey, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Leighton Hosking, a married man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 and the Westerly 9 feet of Lot No. 17, on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, Nolensville Rd., of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark G. Shipsey by deed from Kelley Cole Lewis, married of record in Instrument No. 20050831-0104650, dated 08/19/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Pleasant View Subdivision of record in Book 421 Page 134, Register's Office for Davidson County, Tennessee

This property is improved property known as 309 Morton Avenue, Nashville, Tennessee 37211

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 24 day of September, 2013.

Mark G. Shipsey

Susan C. Shipsey, who joins in this conveyance for the sole Purpose of conveying any marital interest that she may have

STATE OF Maine
COUNTY OF Sagadahoc

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark G. Shipsey and Susan C. Shipsey , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10 State Rd Bath, Maine, this 24 day of September, 2013.

Notary Public

ROBERT S. PLOURDE
Notary Public, Maine
My Commission Expires April 11, 2017

My Commission expires: April 11, 2017

FILE NO: 07903