STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G13-7459D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130089599 DEEDWARR
Recvd: 10/17/13 14:14 3 pgs
Fees:18.00 Taxes:569.80
20131017-0108701

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shelby Jared Ange (NAME)	Reliant Bank (NAME)	26-6-112
118 Swanton Court (STREET ADDRESS)	1736 Carothers Parkway Suite 100 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christie Lynn Kenney and Benjamin Ausbrooks, Heirs of Janet Lynn McMahon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Jared Ange, a single man,** 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 Lot No. 293 on the plan of WINDSOR GREEN, PHASE 2, SECTION 2, as shown by plat of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas L. McMahon and Janet L. McMahon, husband and wife, from E.C. Chance, by Deed dated May 2, 1997, in Book 10450, Page 521, in the Register's Office for Davidson County, Tennessee. The said Douglas L. McMahon having since died January 21, 2010 leaving said property vested in Janet L. McMahon. The said Janet L. McMahon having since died intestate April 10, 2013. Benjamin Ausbrooks and Christie Lynn Kenney are her only heirs at law. See also Affidavits of Heirship of record in Instrument No. 20131017-0108699 and Instrument No. 20131017-0108700, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, page 929, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6396, page 542 and Book 8192, page 65, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

The ~~2012~~ 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 118 Swanton Court, Goodlettsville, TN 37072.

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. Whenever 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 27th day of September, 2013.

Christie Lynn Kenney

September 27, 2013
Date

STATE OF VERMONT

COUNTY OF BENNINGTON }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Christie Lynn Kenney, the bargainor(s), 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, this 27th day of September, 2013.

My Commission Expires: 2-10-2015

Notary Public

TROY J. RICHARDSON NOTARY PUBLIC VERMONT

TROY J. RICHARDSON
NOTARY PUBLIC
STATE OF VERMONT

Benjamin Ausbrooks

26 SEP 2013
~~September 27, 2013~~
Date

STATE OF Florida

COUNTY OF Orange }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Benjamin Ausbrooks, the bargainor(s), 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, this 26th day of September, 2013.

My Commission Expires: 5/4/17 Carmen Morrow
Notary Public

CARMEN MORROW
Notary Public - State of Florida
My Comm. Expires May 4, 2017
Commission # EE 879771
Bonded Through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066