RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# Warranty Deed

BOX 10-A

| | |
|---|---|
| TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $139,900.00.<br>Affiant<br>Subscribed and sworn to before me this the 17th day of October, 2013.<br>Notary Public<br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Rebekah Towne | Shelter Mortgage Company, LLC | |
| 241 Wheeler Ave | 2550 Meridian Blvd., Ste. 100 | 133-06-0-194.00 |
| Nashville, TN 37211 | Franklin, TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WENDI THURMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBEKAH TOWNE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots No. 40 to 43 inclusive in the unrecorded plan of J. G. Grissim's Wheeler Avenue, Addition, a subdivision of the J. K. Newsom Farm in the 6th Civil District of said County, said Lot Nos. 40 to 43 inclusive adjoin and front together 100 feet on the southerly side of Wheeler Avenue and run back between lines 212 feet on the westerly line of Lot No. 40 and 210.4 feet on the easterly line of Lot No. 45 to the north line of a 20 acre tract, on which they measure 100 feet.

Being the same property conveyed to Wendi Thurman, an unmarried woman by Deed from Douglas Richard Polk and Glenda Greer Polk, husband and wife of record at Instrument No. 20110901-0068040, Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 1, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 241 Wheeler Ave, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130089978 DEEDWARR
Recvd: 10/18/13 13:42 2 pgs
Fees:13.00 Taxes:517.63
20131018-0109162

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of October, 2013.

Wendi Thurman

**Wendi Thurman**

STATE OF FLORIDA
COUNTY OF WALTON

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

Witness my hand and seal this 17th day of October, 2013.

Notary Public

My Commission Expires: 9/4/16

JORDAN RODE
Notary Public - State of Florida
My Comm. Expires Sep 4, 2016
Commission # EE 832299