This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joseph A. Randolph
7036 Calderwood Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Shelter Mortgage Company, LLC
2550 Meridian Blvd, Suite 100
Franklin, TN 37067

MAP	**181-030**
GROUP	**A**
PARCEL	**137.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Doyle Pankau, a married man and Dianne A. Pankau, his wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Joseph A. Randolph and wife, Allison Randolph**, 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. 137 on the Plan of Indian Creek Estates, Section Four, of record in Plat Book 11700, page 15, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Doyle Pankau, a married man and Dianne A. Pankau, his wife by deed from Mitchell R. Green and wife, Carrie D. Green, dated 06/15/2012 and recorded 06/18/2012 of record in Instrument No.201206180053159, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **7036 Calderwood Drive, Antioch, Tennessee 37013.**

BILL GARRETT, Davidson County
Trans:T20130091099 DEEDWARR
Recvd: 10/23/13 12:55 2 pgs
Fees:13.00 Taxes:776.63
20131023-0110496

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **18th** day of **October, 2013.**

Richard D. Pankau

Richard Doyle Pankau

Dianne A. Pankau

Dianne A. Pankau

STATE OF West Virginia
COUNTY OF Kanawha

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard Doyle Pankau, a married man and Dianne A. Pankau, his wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October, 2013.

Heather Earl

NOTARY PUBLIC

My Commission Expires: ~~11/24/2013~~ 11/11/2022 HE.

OFFICIAL SEAL
Heather Earl
Notary Public
State of West Virginia
My Commission Expires
November 11, 2022
233 Fairview Drive
Charleston, WV 25312

STATE OF Tennessee
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $209,900.00.

Lynn Babcock

AFFIANT

Subscribed and sworn to before me on this 18th day of October, 2013.

Georgette R Kennedy

NOTARY PUBLIC

My Commission Expires: 03-07-17

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY