BILL GARRETT, Davidson County
Trans:T20130096451 DEEDWARR
Recvd: 11/12/13 15:31 2 pgs
Fees:13.00 Taxes:1147.00
20131112-0116959

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0313HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2013.

Notary Public
Commission Expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Denise C. Shewmake 1424 Neelys Bend Road Madison, TN 37115	Assurance Financial Group, LLC 11406 Lake Sherwood N Avenue Baton Rouge, LA 70816	063.00-0-268.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Carole E. Barnes, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Denise C. Shewmake, married

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. 1 as shown by Final Plat of the Eidson & Barnes Lot, Neely's Bend Road, as of record in Instrument No. 201103170020897, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda H. Eidson, unmarried and Carole E. Barnes, married, as tenants in common with right of survivorship by Warranty Deed from Judith Fox Barnes, Lucy Fox Moore, Richard B. Fox, Jr. and Elaine Fox Adams, William A. Vernich, Executor of the Estate of Charles B. Fox, dated September 3, 2010 and filed for record September 16, 2010 in Instrument No. 201009160073667, Register's Office for Davidson County, Tennessee.
Brenda H. Eidson having since died on June 9, 2013.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1424 Neelys Bend Road, Madison, TN 37115.

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

Dated this the 1st day of November, 2013.

Carole E. Barnes

Carole E. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carole E. Barnes** 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 at Hendersonville, Tennessee this 1st day of November, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)