RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133754

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105715 DEEDWARR
Recvd: 12/19/13 11:07 2 pgs
Fees:13.00 Taxes:999.00
20131219-0128198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lauren M. Sheldon *et al* 116 Stone Briar Ct. Brentwood, TN 37027	~~Same address as new owner~~ Avenue Bank 111 10th Ave. South Ste. 200 Nashville, TN 37203	180-03-0-A-039.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES B. RUCKER AND WIFE, CAROLYN E. RUCKER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **LAUREN M. SHELDON, UNMARRIED AND FREDERICK W. MOORE, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 146 on the plan of Section 1C, Stone Creek Park, of record in PUD Boundary Plat in Book 9700, Page 266, amended in Book 9700, Page 469, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James B. Rucker and wife, Carolyn E. Rucker, by Warranty Deed from Zaring Homes, Inc., dated 6/8/1998, recorded 6/9/1998, of record in Book 10969, page 204, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property more commonly known as 116 Stone Briar Court, Brentwood, TN 37027.
>
> This conveyance is made subject to all matters as shown of record in PUD Boundary Plat in Book 9700, Page 266, amended in Book 9700, Page 469; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 12th day of December, 2013.

JAMES B. RUCKER

CAROLYN E. RUCKER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, James B. Rucker and wife, Carolyn E. Rucker, 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 seal, this the 12th day of December, 2013.

Notary Public

My commission expires: 9/29/17