Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20140025385 DEEDWARR
Recvd: 04/15/14 10:31 2 pgs
Fees:13.00 Taxes:858.40
20140415-0031353

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Subscribed and sworn to before me, this 14 day of April 2014.

Notary Public
My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Shaw 7105 Calderwood Drive Antioch TN 37013-0000	Academy Mortgage Corp 100 Bluegrass Commons Blvd Ste 2110 Hendersonville Tn 37075	181030A19400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tracy L. Rhew, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charles E. Shaw and Tuwanda Coleman-Shaw, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 194 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy L. Rhew by deed from Rodney J. Suttmiller and wife, Deborah A. Suttmiller of record in Instrument No. 20110831-0067617 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Indian Creek Estates, Section 3, of record in Book 9700 Page 817, Register's Office for Davidson County, Tennessee 3) Charter for Indian Creek Homeowners Association of record in Book 11031 Page 79 4) Bylaws for Indian Creek Homeowners Association of record in Book 11033 Page 509 and amended in Instrument No. 20000727-0074153 5) Easement as set forth in instrument recorded in Book 10729 Page 380 and Book 6549, page 403 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10752 page 533 and amended in Instrument Nos. 20000727-0074152, 20030509-0062505, 20050118-0006063, and 20060523-0060562 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 7105 Calderwood Drive, Antioch, Tennessee 37013-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good

right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 9th day of April, 2014.

Tracy L. Rhew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy L. Rhew , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of April, 2014.

Notary Public

My Commission expires: January 11, 2016

FILE NO: 08124

