WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030244 DEEDWARR
Recvd: 05/02/14 11:02 2 pgs
Fees:13.00 Taxes:2164.50
20140502-0037303

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G McCollum and Heather McCollum	Franklin American Mortgage Co.	13109001600
(NAME) 5137 Stanford Dr	(NAME) 501 Corporate Centre Dr. #400	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ben P. Shields, Jr. Revocable Living Trust Agreement dated July 8, 1993, a 50% interest as Tenant in Common, and Barbara B. Shields Revocable Living Trust Agreement dated July 8, 1993, a 50% interest as Tenant in Common,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather McCollum and David McCollum, Wife and Husband** , 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 42 on the Map of Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Ben P. Shields, Jr. Revocable Living Trust Agreement dated July 8, 1993, a 50% interest as Tenant in Common, and Barbara B. Shields Revocable Living Trust Agreement dated July 8, 1993, a 50% interest as Tenant in Common by Quitclaim Deed from Ben P. Shields, Jr. and Barbara B. Shields as Tenants by Entirety dated June 7, 1996, of record in Book 10082, page 438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 5137 Stanford Dr, Nashville, TN 37215

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 do covenant with the said Grantees that we 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; 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 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 **30th** day of **April, 2014**

Ben Shields, Trustee

Barbara Shields, Trustee

Barbara Shields, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ben Shields with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Ben P. Shields Jr. Revocable living trust Trust dated 7/8/1993, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this **30th** day of **April, 2014**

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/14

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Barbara Shields with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Barbara B. Shields Revocable Living Trust Trust dated 7/8/1993, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE TN, on this the 30th day of APRIL, 2014.

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 8/29/14