Davidson County DEEDWARR Recvd: 07/03/14 12:15 3 pgs Fees:18.00 Taxes:762.20 **20140703-0058888**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00 Affiant Subscribed and sworn to before me, this 1st DAY OF July, 2014. Notary Public MY COMMISSION EXPIRES: 3-20-18 (AFFIX SEAL)

WARRANTY DEED

KW14-4711

PAMELA JO SMITH SON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Shaddox	Farmington Mortgage	
4711 Langston Drive (ADDRESS)	2002 Richard Jones Road Suite 300A (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	133-13-025.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARRY BRUNSON, PERSONAL REPRESRESENTATIVE OF THE ESTATE OF MILDRED G. PUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. SHADDOX AND ROBIN M. SHADDOX, MARRIED AND COURTNEY SHADDOX, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 638 on the Plan of Caldwell Hall, Section Seven, of record in Plat Book 3300, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Floyd A. Pugh and wife, Mildred G. Pugh by Warranty Deed from Andrew Ewing, Trustee, of record in Book 3399, Page 499, Register's Office for Davidson County, Tennessee, dated January 10, 1962 and recorded on June 7, 1962. The said Floyd A. Pugh having pre-deceased Mildred G. Pugh who died July 22, 2013, having her estate probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville under Docket No. 13P1562.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3300, page 19, Book 3279, page 458, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4711 Langston Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 1st day of July, 2014.

Barry Brunson

Barry Brunson, Personal Representative of Estate of Mildered G. Pugh

STATE OF ~~Tennessee~~ Washington
COUNTY OF Davidson

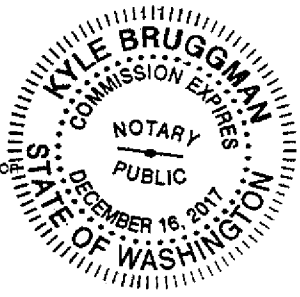
On this the 1st day of July, 2014, before me personally appeared Barry Brunson, Personal Representative of the Estate of Mildred G. Pugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st day of July, 2014.

Notary Public

My Commission Expires: 12/16/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cassie Lovvorn
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY