Record and Return to:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Vicki Duthie
Affiant

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this 20th day of August, 2014.

Notary Public
My commission expires: 12/18/17

06-1408-75770

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy S. Rausch	F & M Bank	086-08-0-020.00
1460 Autumn Knoll	100 Bluegrass Commons Blvd. Ste. 100	
Hermitage TN 37076	Hendersonville, Tn. 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan M. Shaw and husband Stephen J. Shaw**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy S. Rausch, an unmarried man** hereinafter called the Grantees, their successors 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. 131, on the Plan of Phase III, Jackson's Retreat, a Planned Unit Development, of record in Book 5200, Pages 517 and 518, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan M. Shaw, married by deed from Brandie R. Morgan, unmarried, dated November 29, 2006, recorded December 1, 2006, of record in Instrument No. 20061201-0148404, Register's Office for Davidson County, Tennessee.

Stephen J. Shaw, spouse of Susan M. Shaw is executing this instrument for purposes of relinquishing any marital interest in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1460 Autumn Knoll, Hermitage, TN 37076.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140063649 DEEDWARR
Recvd: 08/27/14 14:51 2 pgs
Fees:13.00 Taxes:647.50
20140827-0078332

WITNESS my hand this 20th day of August, 2014.

Susan M. Shaw

Stephen J. Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan M. Shaw and Steven J. Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 20th day of August, 2014.

Notary Public

BATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11-3-15