# WARRANTY DEED

BOX 50-B

PREPARED BY: BANKERS [illegible] ESCROW CORP. [illegible] AVE. [illegible] 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-4-16

JAMES A. MALTBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John E. Pflum | New Owner | 12910000900 |
| (NAME) | (NAME) | |
| 152 Carnavon Parkway | | |
| (ADDRESS) | | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Randy Shemin, Trustee of THE JULIUS A. SHEMIN REVOCABLE TRUST dated Dec. 6. 2013, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Edward Pflum, Jr. and wife Amy Elizabeth Pflum** 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 Davidson County, Tennessee, being Lot No. 140 on the Plan of West Meade Park Inc., Section 4, as of record in Plat Book 3300, Page 68 and 69, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randy Shemin, Trustee of The Julius A. Shemin Revocable Trust, dated Dec 6, 2013, by deed of record in Instrument NO. 20131231-0131175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 152 Carnavon Parkway, Nashville, TN 37205

(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 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, 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 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:T20140065003 DEEDWARR
Recvd: 09/02/14 15:02 2 pgs
Fees:13.00 Taxes:1221.00
20140902-0079978

Witness my hand this 28th day of August, 2014.

Randy Shemin, Trustee of THE JULIUS A. SHEMIN REVOCABLE TRUST dated Dec. 6, 2013

By: _____ Trustee

Randy Shemin, Trustee of THE JULIUS A. SHEMIN REVOCABLE TRUST dated Dec. 6, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of August, 2014, before me, personally appeared Randy Shemin as Trustee of the Julius A Shemin Revocable Trust dated Dec 6, 2013, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 28th day of August, 2014.

Commission expires:

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018