AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2014.

Notary Public
My commission expires: 7-6-15

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans: T20140066921 DEEDWARR
Recvd: 09/09/14 09:15 2 pgs
Fees: 13.00 Taxes: 554.63
20140909-0082333

05-1408-66349

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Wayne Shields 920 Norwalk Drive Nashville TN 37214	Peoples Home equity 5205 maryland Way Ste 100 Brentwood, TN 37027	108-04-0-126.00

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, Brett Kmiec and wife, Kimberly Kmiec, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Wayne Shields, 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. 313, on the Plan of Larchwood, Section 6, of record in Book 6250, Page 235, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett Kmiec and Kimberly Kmiec, husband and wife by deed from Gary Wilford Williams and wife, Donna R. Williams, dated May 14, 2004, recorded May 18, 2004, of record in Instrument No. 20040518-0057995, Register's Office for Davidson County, Tennessee.

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 920 Norwalk Drive, Nashville, TN 37214

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.

x KK

x BK

WITNESS my hand this 5th day of September, 2014.

X _____
Brett Kmiec

X _____
Kimberly Kmiec

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brett Kmiec and Kimberly Kmiec, 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 Hendersonville, TN, this 5th day of September, 2014.

X _____
Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY