This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/25/14 08:25 3 pgs
Fees:18.00 Taxes:1766.75
20140925-0088073

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Emily Stewart **1413 B Hawkins St.** **Nashville, Tennessee 37203**	**New Owner**	**093-13-0K-004.00**

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That **Kelli J. Shutt** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Emily Stewart and John Woodlee** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Unit No. 1412-B on the Resubdivision of (Partition) If the Westerly Part of Lot 49, Sigler's Addition to Nashville, a plat of which is of record in Instrument No. 20130305-0021701, Register's Office of said County, to which plat reference is hereby made for a more complete description, and being further established by the Declaration of Covenants, Conditions and Restrictions for Hawkins Townhomes, a Horizontal Property Regime with Private elements, of record in Instrument No. 20120328-0030711, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and Planned Unit development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kelli J. Shutt by deed from Edgehill Partners, LLC dated 12/24/13, of record as Instrument No. 20140102-0000264, Register's Office of Davidson County, Tennessee.

This is improved property which bears the address of: 1413 B Hawkins St., Nashville, Tennessee 37203

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **23rd** day of **September, 2014.**

Kelli J. Shutt

Kelli J. Shutt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Kelli J. Shutt,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this **23rd** day of **September, 2014.**

Notary Public

Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$477,500.00**.

Sworn to and subscribed before me this **23rd** day of **September, 2014.**

Affiant

Notary Public

My Commission Expires: 3-30-15

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Charles A. Sullivant, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

