WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Y-RR-14-2519

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Scott DeShon	**Shelter Lending Services, LLC**	
(NAME)	(NAME)	**083-12-0-065.00**
2519 Barclay Drive	**2550 Meridian Blvd. Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **NICHOLAS A. WALLACE AND WIFE, RACHEAL L. WALLACE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES SCOTT DESHON, A SINGLE MAN,** 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. 29 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, 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 Nicholas A. Wallace and wife, Racheal L. Wallace by deed from New Horizons Investment Corp. of record in Instrument No. 20111206-0095276 Register's Office for Davidson County, Tennessee, dated December 1, 2011 and recorded on December 6, 2011.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2519 Barclay Drive , Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20140084194 DEEDWARR
Recvd: 11/07/14 09:54 2 pgs
Fees:13.00 Taxes:980.50
20141107-0102928

Witness my/our hand(s) this the 30 DAY OF OCTOBER, 2014.

Nicholas A. Wallace by John Gleaves, Attorney-in-Fact

Racheal L. Wallace by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICHOLAS A. WALLACE AND RACHEAL L. WALLACE, and who acknowledged he/she/they executed the same as the free act and deed of the said NICHOLAS A. WALLACE AND RACHEAL L. WALLACE.

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212