(3)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2015. Notary Public MY COMMISSION EXPIRES: 9/20/17 (AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Wingard Shappell	Farmington Mortgage, a division of Capstar Bank	118020R00100CO
824 A Horner Avenue	2002 Richard Jones Rd., Ste 300A	
Nashville, TN 37204	Nashville, TN 37215	
(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, I, **Don Hays,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi Wingard Shappell, married,**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. A on the Plan of Horner Close Townhomes, as shown on Exhibit C in Instrument No. 20150108-0001975, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Instrument No. 20150109-0002704, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Don Hays by Warranty deed from Joyce S. Christmon, unmarried of record in Instrument No. 20130624-0064709 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 24, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **824 A Horner Avenue, Nashville, TN 37204,** and has never been the principal residence of Grantor or Grantor's spouse, if married.

BILL GARRETT, Davidson County
Trans:T20150002318 DEEDWARR
Recvd: 01/09/15 15:50 2 pgs
Fees:13.00 Taxes:2035.00
20150109-0002706

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.

Witness my hand this the 8th day of January, 2015.

Don Hays by John Hays, ~~Attorney-in-Fact~~ AIF

Don Hays by John Hays, ~~Attorney-in-Fact~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **John Hays**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Don Hays**, and who acknowledged that he executed the same as the free act and deed of **Don Hays.** Witness my hand and official seal this 8th day of January, 2015.

Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE