Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0095

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF February, 2015

Notary Public
Commission Expires: 1.8.19

BILL GARRETT, Davidson County
Trans:T20150019421 DEEDWARR
Recvd: 03/17/15 13:42 2 pgs
Fees:13.00 Taxes:621.60
20150317-0022914

NICOLE L STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathryn J. Shaw 1840 Grace Point Lane Nolensville, TN 37135	~~NEW OWNER~~ Franklin American Mtg 501 Corporate Centre Dr #400 Franklin TN 37064	188 10 OA 042.00

WARRANTY DEED

FOR AND IN 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/WE,

Rone Renee Phelps nka Rone P. Russell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn J. Shaw, an unmarried woman

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. 42 on the Plan of Carothers Crossing, Phase 2, Section I, Lots 21-61, Final Plat Subdivision of record in Instrument No. 20070807-0093924, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Rone Renee Phelps by Special Warranty Deed from Pinnacle National Bank, a national banking association dated 02/12/2010 and recorded 02/17/2010 in Instrument No. 20100217-0012074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1840 Grace Point Lane, Nolensville, TN 37135.

David Rogers Russell, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Rone P. Russell.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the _____ day of _____, 2015 .

Rone P. Russell

David Rogers Russell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Rone P. Russell and David Rogers Russell
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of Feb., 2015 .

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)

