WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035828 DEEDWARR
Recvd: 05/08/15 13:37 2 pgs
Fees:13.00 Taxes:582.75
20150508-0042432

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey O. Shelton	Shelter Mortgage Company, LLC	06509004500
(NAME)	(NAME)	
4844 Everest Drive	4000 W Brown Deer Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Howard Jason Tucker and wife, Chutima Tucker**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey O. Shelton, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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 All of Lot No. 79, on the Plan of Sherwood Forest, Phase , Section 3, of Record in Plat Book 4460, Page 81, Said Register'S Office, Reference to Which Is Hereby Made for a More Complete Description.

Being the same property conveyed to Howard Jason Tucker, unmarried by Warranty Deed from Kendal R. Pulley and wife, Jonnye L. Pulley, dated 1/10/2005, recorded 1/13/2005 of record in Instrument No. 20050113-0004816, in the Register's Office for Davidson County, Tennessee. Said property being further conveyed to Howard Jason Tucker and wife, Chutima Phumkasem by Quitclaim Deed from Howard Jason Tucker, dated 8/8/2008, recorded 8/22/2008 of record in Instrument No. 20080822-0086676, in the Register's Office for Davidson County, Tennessee. The said Chutima Phumkasem having since married and is now known as Chutima Tucker.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 4460, Page 81, of the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded of record in Book 4593, Page 690, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4844 Everest Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 6th day of May, 2015.

Howard Jason Tucker
Howard Jason Tucker

Chutima Tucker.
Chutima Tucker

State of Tennessee
County of Wilson

Personally appeared before me Howard Jason Tucker and Chutima Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of May, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

WILSON COUNTY
MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122