BILL GARRETT, Davidson County
Trans:T20150044486 DEEDWARR
Recvd: 06/05/15 13:37 2 pgs
Fees:13.00 Taxes:980.50
20150605-0053035

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0802

STATE OF TENNESSEE
COUNTY OF Williamson

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

Emily Jones
Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2015

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hayley Shelton 9005 Highway 100 Nashville, TN 37221	New Owner	168-00-0-079.00

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,

Lavern K. Fross and wife Iva L. Fross

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

Hayley Shelton and Stephen Jones, wife and husband

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 the 9th Civil District of Davidson County, Tennessee, about one mile East of Linton and described as follows according to a survey by Harold Ashworth, December 13, 1958.

Beginning at a stake in the South margin of Highway No. 100 at the Northeast corner of Anthony McPherson's remaining land; thence South 10 degrees 30' East 1817 feet more or less to a stake; thence North 87 degrees East 305 feet to a fence corner, being Herbert Mangrum's Southwest corner; thence North 13 degrees West 1881 feet to the margin of Highway No. 100, Mangrum's Northwest corner; thence with the South margin of said highway, 237 feet to the point of beginning, containing 11.31 acres, more or less.

BEING the same property conveyed to Lavern K. Fross and wife, Iva L. Fross, by Warranty Deed from Gowda, Gowda and Bhat Family Limited Partnership, dated 9/10/13 and recorded 9/13/13 in Instrument No. 20130913-0096782, in the Register's Office of 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: 9005 Highway 100, Nashville, TN 37221.

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 2nd day of June, 2015.

Lavern K. Fross

Iva L. Fross

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lavern K. Fross and wife Iva L. Fross** 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 2nd day of June, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17