This instrument was prepared by
Law Office of Jennifer L. Field
405 N. Indian Hill Blvd.
Claremont, CA 91711

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
The actual consideration or value, whichever is greater, for this transaction is
$ 0.00.

BILL GARRETT, Davidson County
Trans:T20150051351 DEEDWARRSP
Recvd: 06/26/15 09:42 3 pgs
Fees:17.00 Taxes:0.00
20150626-0061554

Affiant

Sworn to and subscribed before me this 13th day of May, 2015.

Notary Public
My Commission Expires:
Feb. 25, 2016

JENNIFER L. FIELD
Commission # 1967855
Notary Public - California
Los Angeles County
My Comm. Expires Feb 25, 2016

| Address of New Owner: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Michael and Christina Shelton | Michael and Christina Shelton | PART OF |
| 5421 Canistel Avenue | 5421 Canistel Avenue | 163-96.01 |
| Alta Loma, CA 91737 | Alta Loma, CA 91737 | |

## SPECIAL WARRANTY DEED

For no consideration paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Shelton and wife, Christina Shelton,** their heirs and assigns, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael T. Shelton and Christina N. Shelton, trustees of the Shelton Family Trust dated May 13, 2015, a Revocable Trust a certain parcel of land in Davidson County, Tennessee, described as follows

Being Lot 8, Unit No. 115 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc. , Reg. No. 1512, 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed by special warranty deed from Newmark Homes, L.P., a Texas Limited Partnership, dated December 1, 2006, of record in Instrument No. 20061206-0150650, Register's Office for Davidson County, Tennessee.

This is improved property known as **1382 Rural Hill Road, Unit #115, Antioch, TN 37013.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 17th day of June 2015.

Michael Shelton

Michael Shelton

Christina Shelton

Christina Shelton

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
) ss
County of Los Angeles )

On June 17, 2015, before me, Jennifer L. Field, a notary public, personally appeared Michael Shelton and Christina Shelton, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

JENNIFER L. FIELD
Commission # 1967855
Notary Public - California
Los Angeles County
My Comm. Expires Feb 25, 2016