27409-8 return to: Attorneys Title Company, Inc. Box 14

BILL GARRETT, Davidson County
Trans:T20150063400 DEEDWARR
Recvd: 08/03/15 09:27 2 pgs
Fees:13.00 Taxes:1606.17
20150803-0076159

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,100.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 2015.

Notary Public
MY COMMISSION EXPIRES: 5-8-18

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
RYAN SHIELDS & MICHELLE DEREMER	Avenue Bank	128-16-O-B/029.00
(NAME)	(NAME)	
456 SUMMIT OAKS DRIVE	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, CHRISTOPHER E. MANDEL AND MARY ANNE MANDEL, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN D. SHIELDS, AN UNMARRIED MAN AND MICHELLE D. DEREMER, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF PHASE TWO, SUMMIT OAKS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20040112-0004661, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER E. MANDEL AND MARY ANNE MANDEL, BY WARRANTY DEED FROM JULIA BLAIR ANDERSON, RECORDED ON AUGUST 16, 2012 IN INSTRUMENT NO. 20120816-0073605, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 456 SUMMIT OAKS DRIVE, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 31st day of July, 2015.

CHRISTOPHER E. MANDEL

MARY ANNE MANDEL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHRISTOPHER E. MANDEL AND MARY ANNE MANDEL, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of July, 2015.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY