Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN156405

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078633 DEEDWARR
Recvd: 09/16/15 10:16 2 pgs
Fees:13.00 Taxes:710.40
20150916-0093842

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

taylor johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL Nos.
Anthony Venable and Melissa Venable 1000 Shakertown Cove Antioch, TN 37013	Highlands Residential Mortgage 12001 N. Central Expressway, #750 Dallas, TX 75243	150-03-0-438.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars ($192,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT SHANE FRIEDMAN AND WIFE, CHRISTINE FRIEDMAN, HUSBADN AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANTHONY VENABLE AND MELISSA VENABLE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 484, on the plan of Section Ten, "The Country", of record in Book 6900, page 394, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Shane Friedman and Christine Friedman, husband and wife by Warranty Deed from Mary J. Sowards, unmarried, dated August 31, 2009 and recorded September 3, 2009, of record in Instrument No. 20090903-0083147, in the office aforesaid.

The address of the herein described property is believed to be 1000 Shakertown Cove, Antioch, TN 37013, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of September, 2015.

ROBERT SHANE FRIEDMAN

CHRISTINE FRIEDMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Shane Friedman and wife, Christine Friedman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of September, 2015.

Notary Public

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18