27769-8 return to: Attorneys Title Company, Inc. Box 14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150091293 DEEDWARR
Recvd: 10/27/15 09:06 2 pgs
Fees: 13.00 Taxes: 1448.55
20151027-0109057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 391,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb A. Shrum	Farmington Mortgage	MAP
5003 A Michigan Avenue	2002 Richard Jones Road, Suite 300A	PARCEL 091-07-0-402.00
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Trent Development Group, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb A. Shrum and Alyssa W. Shrum, husband and wife**

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 Davidson County, Tennessee, being Lot No. 906 and the Westerly 10 feet of Lot 904, Block 134 on the No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, 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 a portion of the same property conveyed to E. A. Carney Trustee by Quitclaim Deed from Eugene Tidwell and wife, Edna Ruth Tidwell of record in Book 4771, page 463, Register's Office for Davidson County, Tennessee, dated November 30, 1973 and recorded on December 12, 1973 and within the same deed the said E. A. Carney, Trustee conveyed his interest in the subject property to Edna Ruth Tidwell.

Being a portion of the same property conveyed to Trent Development Group, LLC by Warranty deed from Edna Ruth Tidwell of record in Instrument No. 20141106-0102600 Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 06, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5003 A Michigan Avenue, Nashville, TN 37209.**

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 do 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 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 my hand( ) this the 23rd day of October, 2015.

Trent Development Group, LLC a Tennessee limited liability company

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Alex Trent, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that_he is the Sole Member of the maker, **Trent Development Group, LLC a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 23rd day of October, 2015.

My Commission expires 8.17.19

_____
Notary Public

