WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160031891 DEEDWARR
Recvd: 04/19/16 11:05 2 pgs
Fees:13.00 Taxes:564.25
20160419-0037635

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Poirier	Shelter Mortgage Company, LLC	017-00-0
(NAME)	(NAME)	(MAP)
1429 Union Hill Rd	4000 W. Brown Deer Road	355-00
(ADDRESS)	(ADDRESS)	(PARCEL)
Goodlettsville, TN 37072-9570	Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jaime M. Hutton, a single person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer Poirier, a single person,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, known as the Ray Emmett Lot as of record by Instrument No. 20010131-0009331, Register's Office for Davidson County, Tennessee, and a portion of that property conveyed to Ray Emmett by Instrument No. 2000313-0025506, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy e. Walker R. L. S. TN Lic. No. 1465 dated 12-21-00 as follows:

Being the same property conveyed to Jaime M. Hutton by Warranty deed from Melissa Jenkins, unmarried of record in Instrument No. 20090205-0010029 Register's Office for Davidson County, Tennessee, dated September 15, 2008 and recorded on February 05, 2009.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1429 Union Hill Rd, Goodlettsville, Tennessee 37072-9570

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/our hand(s) this 18th day of April, 2016.

Jaime M. Hutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jaime M. Hutton, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of April, 2016.

Notary Public

My Commission Expires: 9/20/17

