Rtn to

Southern Land
Title & Escrow, Inc.
~~P.O. Box 217~~
Nolensville, TN 37135

1326

WARRANTY DEED

THIS INDENTURE, made and entered into this **12th day of May, 2016**, by and between **Shelby Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called Grantors, and **Andrew Pitchford, Jr. and Jeannette Pitchford**, hereinafter called Grantee. husband + wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: Restrictions of record in Instrument Nos. 20021217-0155806, 20040429-0048624 and in 20110720-0055565; Easements of record in Book 5215, page 482, Book 5385, page 986, Instrument Nos 20020201-0014182 and in 20040413-0041473; Stormwater detention agreement of record in Instrument Nos 20030529-0072603 and in 20040907-0107464; Charter of Barnes Cove HOA of record in Instrument No. 20021217-0155805 and 20021217-0041473; Deed to Barnes Cove HOA of record in Instrument No. 20130610-0058651; Plan of record in Plat Instrument No. 20060228-0023165, **all in said Register's Office, and except for 2016 Davidson County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20160040867 DEEDWARR
Recvd: 05/16/16 14:58 3 pgs
Fees:18.00 Taxes:1110.00
20160516-0048787

BY: Shelby Holdings, LLC
by: LTB RE, LLC, Member, TN LLC

Ewell D. Miller, Authorized Signatory,
Member

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ewell D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Shelby Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Signatory+MEMBER.

WITNESS my hand and notarial seal at office this **12th day of May, 2016**.

My commission expires: MY COMMISSION EXPIRES AUGUST 11, 2018

Notary Public

JESSICA MOTTA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **300,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **12th day of May, 2016**.

My Commission Expires: 11-21-2018

Notary Public

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner's Name and Mailing Address:
Andrew Pitchford, Jr. and Jeannette Pitchford
2620 Bowwater Lane
Antioch, TN 37013

Property Address:
2620 Bowwater Lane
Antioch, TN 37013

Person responsible for the payment of taxes:
Churchill Mortgage Corporation
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027

Prepared by:
and Return to: CloseTRAK, LLC
8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

EXHIBIT "A"

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Land in Davidson County, Tennessee, being Lot No 235, on the Plan of Phase 3, Section 2, Barnes Cove of record in Instrument Plat No. 20060028-0023165, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shelby Holdings, LLC by Substitute Trustee's Deed dated October 29, 2015 from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20151210-0124362, said Register's Office.

Parcel Number: 173-09-0-B-174.00