Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
5002 Richard Jones Rd, Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $XXXXXX
$590,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2016.

Notary Public

My commission expires:

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Owen G. Shell, Jr.	New Owner	**104-13-0F-146.00-CO**
146 Brighton Close		
Nashville, TN 37205-2501		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann S. Lauterbach, Trustee of the Ann S. Lauterbach Trust Number One

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Owen G. Shell, Jr., unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 146 on the Plan of Brighton Close, Phase II A Planned Unit Development a Horizontal Property Regime of record in Plat Book 7900, Page 136, amended in Plat Book 7900, Page 603 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 Ann S. Lauterbach, Trustee of the Ann S. Lauterbach Trust Number One by Quitclaim deed from Ann S. Lauterbach, unmarried of record in Instrument No. 20031031-0160273 Register's Office for Davidson County, Tennessee, dated October 30, 2003 and recorded on October 31, 2003.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 146 Brighton Close, Nashville, TN 37205-2501.

BILL GARRETT, Davidson County
Trans:T20160061582 DEEDWARR
Recvd: 07/18/16 15:08 2 pgs
Fees:13.00 Taxes:2183.00

20160718-0073701

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF June 28, 2016:

Ann S. Lauterbach Tee

Ann S. Lauterbach, Trustee

STATE OF North Carolina)
)
COUNTY OF Watauga)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ann S. Lauterbach, Trustee of the Ann S. Lauterbach Trust Number One, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of June, 2016.

My Commission Expires: July 28, 2016

Tamera L Bentley
Notary Public

20161340R

TAMERA L BENTLEY
Notary Public, North Carolina
Watauga County
My Commission Expires
July 28, 2016