THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John D. Shelburne and Amy Whitham
4032 Hallborough Way
Hermitage, TN 37076
SEND TAX BILLS TO:
Primary Residential Mortgage,
4750 W. Wiley Post Way, Ste 200
Salt Lake City, UT 84116

BILL GARRETT, Davidson County
Trans:T20160087534 DEEDWARR
Recvd: 10/05/16 09:48 2 pgs
Fees:13.00 Taxes:891.70
20161005-0105025

WARRANTY DEED

(Map 98-05-OA, Parcel 153.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BRICE ROBINSON and NIKKI ROBINSON, f/k/a NIKKI HAMILTON, husband and wife,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOHN D. SHELBURNE and AMY WHITHAM, joint tenants with the rights of survivorship,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 111, on the Plan of Revision One, Section Five, Hampton Hall, according to plat and survey of same appearing of record in Instrument No. 200007280074425, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Brice Robinson and Nikki Hamilton, husband and wife, by Warranty Deed from Justin Alan Salmon and wife, Tiffany Michele Salmon, f/k/a Tiffany Michele Merchant, dated 3/14/11, of record in Instrument No. 20110329-0024118, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20000728-0074425; to restrictive covenants of record in Book 10278, page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512, and Instrument No. 20000608-0057413; to Storm water agreement of record in Book 10584, page 114; to all matters on PUD boundary in Book 9700, Page 216, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4032 Hallborough Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 28th day of September, 2016.

BRICE ROBINSON

NIKKI ROBINSON
F/K/A NIKKI HAMILTON

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brice Robinson and Nikki Robinson, f/k/a Nikki Hamilton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2016.

Notary Public

My Commission Expires: May 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 $241,000.00, 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 28th day of September, 2016.

Notary Public

My commission expires: May 20, 2017

File No. 20160790