(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
Trans:T20170035033 DEEDWARR
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20170426-0040779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2017.

Notary Public
My Commission Expires: 03/03/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

17-0104

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Edward Douglas	Shelter Lending Services, LLC	
4996 Bull Run Road	4000 W. Brown Deer Road, Suite E	046-00-0-041.00
Ashland City, TN 37015	Brown Deer, WI 53209	

WARRANTY DEED

For and in 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

Amber L. Gilmore Smith, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John Edward Douglas and Rikki Jean Douglas, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, described according to a copy of a survey of Tract No. 15, E. E. Brown Farm, made by Ralph W. C. Lambert, surveyor, dated November 6, 1955, not of record, said survey is a portion of property on the Plat of record in Plat Book 161, Page 117 (erroneously referenced as Plat Book 161, Page 171 and Book 161, Page 177 in prior deeds), in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a spike in the center of Bull Run Road, said spike being South 47 degrees 07' East 180 feet from spike in the center of Bull Run Road, the Southeast corner of the property conveyed to Walter D. Whittermore and wife, by deed from Rufus Gallaher, Jr., and wife, of record in Book 2448, Page 166, Register's Office Davidson County, Tennessee; thence North 41 degrees 45' West 225 feet to a point; thence South 30 degrees 37' East 90 feet to an iron pin; thence South 40 degrees 41' West 200 feet to a spike in the center of Bull Run Road; thence North 47 degrees 07' West 90 feet to the Point of Beginning.

Being the same property conveyed to Amber L. Gilmore, unmarried by Warranty deed from Ernest Louallen II and wife, Deonna Louallen of record in Instrument No. 20060714-0084904 Register's Office for

Davidson County, Tennessee, dated July 13, 2006 and recorded on July 14, 2006. Amber L. Gilmore now being known as Amber L. Gilmore Smith.

Being also known as 4996 Bull Run Road Ashland City, Tennessee 37015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4996 Bull Run Road, Ashland City, TN 37015.**

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 our hands this 21st day of April, 2017.

Amber L. Gilmore Smith

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 **Amber L. Gilmore Smith,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2017.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19