WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$409,000.00** Affiant Subscribed and sworn to before me, this 26th day of May, 2017 Notary Public MY COMMISSION EXPIRES: 6/22/20 (AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

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
Katherine Ann Hedrick	Shelter Lending Services LLC	
(NAME)	(NAME)	(MAP)
5632 Valley View Road	4000 W. Brown Deer Road, Suite E..	171-00-0-149.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	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, Valerie Matlock-Perry, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Katherine Ann Hedrick, 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Portions of Lots 22, 23, 36 and 37, Brentwood Gardens Subdivision of record in Plat Book 4595, Page 67, 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 Valerie Matlock- Perry by Warranty deed from Dale H. Nichols, Jr. and wife, Laura Butler Nichols of record in Instrument No. 20060922-0117829 Register's Office for Davidson County, Tennessee, dated September 18, 2006 and recorded on September 22, 2006. (Value of consideration shown in aforementioned deed $338,500.00.)

Being also known as 5632 Valley View Road Brentwood, Tennessee 37027.

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: 5632 Valley View Road, Brentwood, Tennessee 37027

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 26th day of May, 2017.

Valerie Matlock- Perry

BILL GARRETT, Davidson County
Trans:T20170045448 DEEDWARR
Recvd: 05/30/17 10:21 2 pgs
Fees:13.00 Taxes:1513.30
20170530-0053206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Valerie Matlock- Perry; 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 26th day of May, 2017.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County