RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 07/31/17 11:22 3 pgs
Fees:18.00 Taxes:703.00
20170731-0077300

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $190,000.00.

Carla Beals
Affiant

Sworn to and subscribed before me this 28th day of July, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE
(SEAL)
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Carla Beals 5200 Eatons Creek Road Nashville, TN 37218	New Owner(s)	057-00-0-020.00

This Indenture is made on the 28th day of July, 2017, by and between **LORAN MICHAEL SHALLENBERGER and wife, EMILY KATHRYN MITCHELL** ("Grantor"), and **CARLA BEALS** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, commencing at a sycamore tree in Sulpher-Creek to B. F. Young's Northwest corner in said Sulpher-Creek, thence with his North line East 43 1/2 poles to a pin oak and sourwood on the top of the ridge; thence North 53 1/2 degrees East 24 1/2 poles to an elm; thence North 84 degrees East 24 poles to an ash and hickory; thence South 75 degrees East 16 1/6 poles to a hickory; thence South 43 1/2 degrees East 16 poles to two small hickory trees; thence North 32 1/2 poles thence West 114 poles to the center of Sulpher Creek thence down the center of Sulpher Creek to the place of beginning containing 20 acres more or less.

Being the same property conveyed to Loran Michael Shallenberger and wife, Emily Kathryn Mitchell, by Warranty Deed from James Thomas John, Jr., married, of record in Instrument No. 20140725-0066142, Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on July 25, 2014.

This is improved property known as 5402 Old Hickory Boulevard, Ashland City, TN 37015.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

3. Greenbelt Application of record in Instrument Number 20150303-0018675, in the Register's Office for Davidson County, Tennessee.

4. Any and all rollback taxes pursuant to Tenn Code Ann. Section 67-5-1001 et seq.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of July, 2017.

GRANTOR:

Loran Michael Shallenberger

Emily Kathryn Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LORAN MICHAEL SHALLENBERGER and EMILY KATHRYN MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, RYAN GARDNER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this County and State, RYAN GARDNER, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/24/2020

