RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40358

WARRANTY DEED

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus Shaver	Caliber Home Loans	147-06-0-218.00
(NAME)	(NAME)	Bill Garrett Davidson County
~~5006 Suter Drive~~ 4440 Stillwood Dr	214 Overlook Circle, Suite 275	Batch# 21173 DEEDWARR
(ADDRESS)	(ADDRESS)	11/02/2017 10:57:41 AM 2 pgs
Nashville, TN ~~37211~~ 37220	Brentwood, TN 37027	Fees: $13.00 Taxes: $721.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171102-0112525

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, **HOUSTON L. PEWETT JR., SUCCESSOR TRUSTEE OF THE HOUSTON L. PEWETT BYPASS TRUST, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marcus Shaver, a married man,** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 267 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The said Adrian Merle Pewett died intestate on September 15, 2014, leaving the said Successor trustee of the Houston L. Pewett Bypass Trust, as his/her sole heirs at law.

Being the same property conveyed to Adrian Merle Pewett, Trustee of the Houston L. Pewett Bypass Trust, a trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 08, 2002 by Quitclaim Deed from Adrian Merle Pewett, Trustee of the Adrian Merle Pewett Living Trust under agreement dated November 16, 1995, dated 10/24/2006, recorded 10/27/2006, of record in Instrument No. 20061027-0133191, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20031103-0161026, in

the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5006 Suter Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 31st day of October, 2017.

HOUSTON L. PEWETT, SUCCESSOR TRUSTEE OF
THE HOUSTON L. PEWETT BYPASS TRUST,

By: Houston L. Pewett, Jr.
Its: Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me HOUSTON L. PEWETT JR., SUCCESSOR TRUSTEE OF THE HOUSTON L. PEWETT BYPASS TRUST, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002,, 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 purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2017.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027