This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 163020C00800CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Sean Rowe
1382 Rural Hill Rd. #115
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Bill Garrett Davidson County
Batch# 35984 DEEDWARR
12/11/2017 02:16:54 PM 3 pgs
Fees: $18.00 Taxes: $538.35
20171211-0126103

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MICHAEL T. SHELTON AND CHRISTINA N. SHELTON, TRUSTEES OF THE SHELTON FAMILY TRUST DATED MAY 13, 2015** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SEAN ROWE AND MELISSA ROWE, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 8, Unit 115 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit. Description is taken from Exhibit B of the First Amendment to Master Deed and Bylaws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive Nashville, TN 37204.

BEING the same property conveyed to Michael T. Shelton and Christina N. Shelton, Trustees of the Shelton Family Trust dated May 13, 2015, a Revocable Trust, by Special Warranty Deed from Michael Shelton and wife, Christina Shelton, dated June 17, 2015, appearing of record in Instrument No. 20150626-0061554, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1382 Rural Hill Rd. (Unit 115), Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed

of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 6th day of December, 2017.

Michael T. Shelton, TRUSTEE
Michael T. Shelton, Trustee

Christina N. Shelton, Trustee
Christina N. Shelton, Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael T. Shelton and Christina N. Shelton, Trustees of the Shelton Family Trust dated May 13, 2015, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained in their such capacities as Trustees.

WITNESS MY HAND AND OFFICIAL SEAL at office this the ____ day of _____, 2____.

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Veronica Wilson
AFFIANT

Sworn to and subscribed before me this 7 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 5-15-21

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 12-6-2017 before me, Jackie Pendleton, Notary Public
(insert name and title of the officer)

personally appeared Michael T. Shelton & Christina N. Shelton
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JACKIE PENDLETON
COMM. #2117334
Notary Public - California
San Bernardino County
My Comm. Expires July 24, 2019

Signature _____ (Seal)