THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24473

Bill Garrett Davidson County
Batch# 87146 DEEDWARR
05/01/2018 01:52:04 PM 2 pgs
Fees: $13.00 Taxes: $4,754.50

20180501-0041155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Shelton, III	Owner	
3500 Hilldale Drive		117050D00100CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Scott Kendall and Carolyn Kendall, Trustees of The Scott & Carolyn Kendall Living Trust, established by the Revocable Trust Agreement of Scott Kendall and Carolyn Kendall dated June 24, 2015,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Shelton, III, a married man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A as described in Exhibit "B" of the Master Deed for Woodmont Estates, a. Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et Seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Woodmont Estates Townhomes, of record in Instrument No. 20071213-0143749, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit "C" of said Master Deed. Reference is hereby made to the plan of record in Book 974, page 29 and revised in Instrument No. 20050919-0112039, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Scott Kendall and/or Carolyn Kendall, Trustees of The Scott & Carolyn Kendall Living Trust, established by the Revocable Trust Agreement of Scott Kendall and Carolyn Kendall dated June 24, 2015 by Warranty Deed from Scott Kendall and Carolyn Kendall of record in Instrument No. 20150630-0062633 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3500 Hilldale Drive, Nashville, TN 37215.**

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 hand this the 27th day of April, 2018.

The Scott & Carolyn Kendall Living Trust

BY: _____
Scott Kendall, Trustee

BY: _____
Carolyn Kendall, Trustee

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 **Scott Kendall and Carolyn Kendall, Trustees of The Scott & Carolyn Kendall Living Trust, established by the Revocable Trust Agreement of Scott Kendall and Carolyn Kendall dated June 24, 2015,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2018.

My Commission expires March 3, 2020

_____
Notary Public