WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 132566 **DEEDWARR**
08/24/2018 10:29:01 AM 2 pgs
Fees: $13.00 Taxes: $871.35
20180824-0084066

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Matthew Turner 116 Ellsworth Place Antioch, TN 37013	Shelter Lending, LLC P.O. BOX 740039 Cincinnati, OH 45274-0039	151010A11200CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, Audra Depaulo now known as Audra Depaulo Darlington, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Matthew Turner, 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. 112, on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444 - 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Audra DePaulo by Warranty Deed dated 02/28/2011 from Ronald Paul Kingery and spouse, Carie Frances Kingery of record in Instrument 201103020016651, Register's Office for Davidson County, Tennessee. Benjamin Scott Darlington, husband of Audra Depaulo Darlington hereby joing in the conveyance for the purpose of conveying any and all rights title and interst he may have in the subject property by marital status or otherwise.

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 ☐ improved ☒ property know as: 116 Ellsworth Place, Antioch, TN 37013

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 the 23rd day of August, 2018.

Audra Depaulo Darlington

Audra Depaulo Darlington

Benjamin Scott Darlington by
Audra Depaulo Darlington Attorney in fact.

Benjamin Scott Darlington by
Audra Depaulo Darlington Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Audra Depaulo Darlington personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of August, 2018.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Audra Depaulo Darlington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Benjamin Scott Darlington the within named grantee, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Benjamin Scott Darlington

Witness my hand and official seal, this the 23rd of August, 2018.

My Commission Expires:
10/3/21

Jennifer D Stacey

Notary Public

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY