Rerecord to add wife as Grantor and to acknowledgement

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Kimberley R. Hemphill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/07/03 13:37 2pgs
Fees:13.00 Taxes:379.25
[redacted]
20030107-0002686

RICHARD WAUGH
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr Suite 140, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim R. Hemphill	GMAC MORTGAGE	150-7-40
(NAME)	(NAME)	
3109 Stoneybrook Circle	1198 WEST MAIN STREET	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	HENDERSONVILLE, TN 37075	
(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, David E. Shepard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim R. Hemphill, unmarried* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*married
** and wife, Cheryl Shepard

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Towne Village of the Country, of record in Plat Book 5200, Page 56, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David E. Shepard, by deed of record in Instrument No. 20011228-0143886, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

RE-RECORD

unimproved ☐
This is improved ☒ property, known as 3109 Stoneybrook Circle, Antioch, TN 37013
(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 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.

Davidson County DEEDWARR
Recvd: 01/22/03 11:13 2pgs
Fees:12.00 Taxes:0.00
20030122-0009016

Witness my/our hand(s) this 30th day of December, 2002.

David E. Shepard

Cheryl Shepard

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 David E. Shepard* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

*and Cheryl Shepard

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2002.

Commission expires: May 28, 2006

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MAY 28