Davidson County DEEDWARR
Recvd: 03/29/04 09:39 3pgs
Fees:18.00 Taxes:261.78

20040329-0034736

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,750.00

Edward M. Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3/10/07
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward M. Brandon	Churchill Mortgage Corp.	43-13-75
(NAME) 217 Maple Street	(NAME) 761 Old Hickory Blvd. Ste 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood TN 37027	
(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,

LINDA M. SHEPHERD, UNMARRIED, AND DAVID L. SHEPHERD AND WIFE, MARGARET A. SHEPHERD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWARD M. BRANDON,

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:

SEE ATTACHED EXHIBIT A

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.

unimproved ☐

This is improved ☒ property, known as 217 Maple Street, Madison, TN 37115
(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.

Witness my/our hand(s) this.

Linda M. Shepherd

David L. Shepherd

Margaret A. Shepherd

STATE OF Missouri
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Shepherd and wife, Margaret A. Shepherd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Missouri, Jefferson County this

Commission expires:

Brian W Bowers
Notary Public

Notary Public Notary Seal State of Missouri

BRIAN W. BOWERS
Jefferson County
My Commission Expires
April 22, 2007

State of Tennessee
County of Williamson

Personally appeared before me the undersigned, a notary Public in and for said count and State, the within Linda M. Shepherd, to me known or provedto me on the basis of satisfactory evidence to be the within named bargainor who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2004.

My commission expires: 3/10/07

Brenda Gahman

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Forrest Park Homes of record in Plat Book 6200, page 933, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Linda M. Shepherd and David L. Shepherd and wife Margaret A. Shepherd by deed from John Dale Buck, of record in Book 10769, page 993, executed on 01-23-98 and recorded on 01-27-98, Register's Office for Davidson County, Tennessee.