# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/04 09:12 2 pgs
Fees:13.00 Taxes:240.50
**20040903-0106793**

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

James M. Shephard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James M. Shephard** | OWNER | **118-4-90** |
| (NAME) | (NAME) | |
| **2205 Hurdwood Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | , | |
| (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, **Mary Frances Mann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Shephard and wife, Mary E. Shephard**, 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:

Being Lot No. 7 of Hurdwood Heights, Section 2, as of record in Book 2330, Page 38, Register's Office for said County. Said Lot No. 7 fronts 80 feet on the westerly side of Hurdwood Drive and runs back 107.1 feet on the northerly line and 179.7 feet on the southerly line to a dead line, measuring 94.2 feet thereon.

Being the same property conveyed to Hobert H. Mann and wife, Mary **Frances Mann by** deed of record in Book 3574, Page 393, Register's Office for **Davidson** County, Tennessee. **Hobert H. Mann having since died.**

Suzanne Bell and Maxey Sherrill execute this instrument on behalf of Mary Frances Mann as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040903-0106792, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2205 Hurdwood Drive, Nashville, TN 37211**

(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 31st day of August, 2004.

Suzanne S. Bell ATTY/IN/FACT

Maxey L Sherrill ATTY/IN/FACT

Mary Frances Mann

**Mary Frances Mann**
By: Suzanne Bell, Attorney-in-fact
By: Maxey Sherrill, Attorney-in-fact

State of Tennessee County of Davidson

On this 31st day of August, 2004 before me personally appeared Suzanne Bell and Maxey Sherrill, the person who executed the foregoing instrument on behalf of Mary Frances Mann, and acknowledged that they executed the same as the free act and deed of the said Mary Frances Mann, through Power of Attorney granted Suzanne Bell and Maxey Sherrill, by the said Mary Frances Mann.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.