Davidson County DEEDWARR
Recvd: 11/05/07 09:14 2 pgs
Fees:13.00 Taxes:1275.58
20071105-0129905

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $344,730.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2007. Notary Public My commission expires: 1-26-08

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas L. Boehm Lisa Noelle Boehm	Owner	Map: 141-12-E
1060 Morton Mill Road		Parcel: 15.00CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK PATRICK SHEPARD AND MEGAN KRISTINE SHEPARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS L. BOEHM AND LISA NOELLE BOEHM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 8 on the Plan of Harpeth Crest Subdivision, Phase II, (formerly Max Vinson Property), a Cluster Lot Development, of record in Instrument 200204030040556, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Patrick Shepard and spouse Megan Kristine Shepard by deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument 200303040028592, said Register's Office, dated February 28, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 1060 Morton Mill Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2007.

Mark Patrick Shepard

Megan Kristine Shepard

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Patrick Shepard and Megan Kristine Shepard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2007.

Notary Public

My Commission Expires: 4/26/2011

PAUL SUDEKUM
Notary Public-Notary Seal
State of Missouri
Commissioned in St. Louis County
My Commission Expires 4/26/2011
Commission #07042393