Davidson County DEEDWARR
Recvd: 07/29/08 15:14 3 pgs
Fees:18.00 Taxes:701.61
20080729-0077613

WARRANTY DEED

G-KW-08-1001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,623.00

Affiant

Subscribed and sworn to before me, this 28rd DAY OF July, 2008

Notary Public

MY COMMISSION EXPIRES.
(AFFIX SEAL)

DAWN D CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew K. Sheppard	Taylor, Bean & Whitaker (NAME)	
1001 Stainback Avenue (ADDRESS)	1417 North Magnolia Ave (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Ocala FL 34475 (CITY) (STATE) (ZIP)	82-3-349.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KAYLA MACINTYRE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW K. SHEPPARD AND WIFE, MELODY L. SHEPPARD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 76 AND THE SOUTH 1/2 OF LOT 75 ON THE PLAN OF SHARPE AND HORN'S IST ADDITION OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 75 FEET ON THE EASTERLY SIDE OF STAINBACK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 153 FEET TO AN ALLEY, LOT NO. 76 ALONG THE NORTHERLY MARGIN OF VAUGNH AVE.

BEING THE SAME PROPERTY CONVEYED TO KAYLA MACINTYRE BY SPECIAL WARRANTY DEED FROM ROBERT J. TRUMMETER, RECORDED ON THE 6TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070206-0015239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1001 Stainback Avenue, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of July, 2008.

Kayla MacIntyre

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kayla MacIntyre, the within named bargainor, 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, this the 23rd day of July, 2008.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)



My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).