File No. 20090028

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090022782 DEEDWARR
Recvd: 04/06/09 13:43 2 pgs
Fees:13.00 Taxes:554.63
20090406-0031244

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Allen	SunTrust Mortgage, Inc.	061-04-0159.00
(NAME)	(NAME)	
4921 Log Cabin Road	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Nola Rose Shepherd (f/k/a Nola Rose Shepherd Dennis and Nola R. Dennis), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Allen, 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:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Wherry Subdivision(erroneously referred to as Wherrry Subdivision in prior deed of record), as shown on plat of record in Plat Book 6200, Page 72, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nola R. Dennis, married by deed from Mark R. Haggitt and wife, Donna E. Haggitt, dated August 31, 1998 , in Record Book 11096, page 665, Register's Office, Davidson County, Tennessee. Further conveyed to Nola Rose Shepherd Dennis by quitclaim deed from Richard Christopher Dennis, dated May 7, 2004 and recorded on July 6, 2004 in Instrument Number 20040706-0080141, Register's Office, Davidson County, Tennessee.

Nola Rose Shepherd, Nola Rose Shepherd Dennis and Nola R. Dennis being one and the same person.

Subject to easements of record in Book 3912, Page 876, Book 4178, Page 442, and Book 4878, Page 198, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4921 Log Cabin Road, Nashville, TN 37216

(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 hand this 31st day of March, 2009.

Nola Rose Shepherd

File No. 20090028
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 31st day of March, 2009.

Commission expires: 2/28/12

Notary Public

