File No. 210060513

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Shepard and Cindy Shepard	NEW OWNER	141-12-OC-030.00CO
(NAME) 7304 River Bend Rd	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Marshall W. Millikin and wife, Deborah E. Leinart**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Glenn Shepard and Cindy Shepard, husband and wife**, hereinafter called the grantee(s), 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. 30 on the Plan of River Bend, a Planned Unit Development, of record in Plat Book 6900, Pages 504 and 505, amended in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marshall W. Millikin and wife, Deborah E. Leinart, by Deed from Teresa A. Whittaker, a married woman, dated January 26, 2007 and filed for record on February 7, 2007 in Instrument 20070207-0016278, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 6900, Page 505, Plat Book 6900, Page 504, and Book 7465, Page 833, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7336, Page 15, amended in Book 7549, Page 893, said Register's Office.

By-Laws of record in Book 7347, Page 643, said Register's Office.

Declaration of Taking of record in Book 4285, Page 20, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4817, Page 792, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 6621, Page 303, said Register's Office.

Easement for Ingress/Egress of record in Book 7257, Page 154, said Register's Office.

Stormwater Detention Agreement of record in Book 7278, Page 822, said Register's Office.

Easement Agreement of record in Book 7334, Page 777, said Register's Office.

Easement Agreement of record in Book 7334, Page 785, said Register's Office.

Easement Agreement of record in Book 7334, Page 793, said Register's Office.

Charter of River Bend Estates Homeowners Association of record in Book 9359, Page 153, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100044568 DEEDWARR
Recvd: 07/21/10 10:29 2 pgs
Fees:13.00 Taxes:943.50
20100721-0056967

Quitclaim Deed to River Bend Estates Homeowners Association, Inc. of record in Book 9462, Page 679, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7304 River Bend Rd, Nashville, TN 37221
(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 hands this 15th day of July, 2010.

Marshall W. Millikin by Deirdre N. Russell, atty in fact

Deborah E. Leinart by Deirdre N. Russell, atty in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Deirdre N. Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Marshall W. Millikin and Deborah E. Leinart, and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2010.

My Commission Expires:.

Tonja Barron, Notary Public.

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 210060513

RETURN TO:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064