BILL GARRETT, Davidson County
Trans: T20100059695 DEEDWARR
Recvd: 09/22/10 12:38 2 pgs
Fees: 13.00 Taxes: 443.63

20100922-0075399

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

B-DL-10-1118

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| PAULA A. HILL | SWBC Mortgage Corporation | |
| (NAME) | (NAME) | |
| 1118 OAKWAY CT | 9311 San Pedro, Suite 100 | 10816017000 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37214 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, we **MITCHELL GLENN SHEPARD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAULA A. HILL** 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, TENNESSEE, BEING LOT NO. 59A ON THE PLAN OF REVISION OF ZONE LOT DIVISION LOT 59 A AND B, REVISED SECTION THREE, PERCY PRIEST WOODS, OF RECORD IN PLAT BOOK 7900, PAGE 398, AMENDING PLAT BOOK 6250, PAGE 459, AND PLAT BOOK 5200, PAGE 789, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING PART OF THE SAME PROPERTY CONVEYED TO MITCHELL GLENN SHEPARD, UNMARRIED BY DEED FROM DAVID A. HOKE AND WIFE, ANN HORTON HOKE, DATED 08/15/1986 AND FILED FOR RECORD ON 08/19/1986 IN BOOK 6953, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) BOOK 5200, PAGE 789, BOOK 6250, PAGE 459, AND BOOK 7900, PAGE 398; RESTRICTIVE COVENANTS AS SET FORTH IN BOOK 5984, PAGE 865, AS AMENDED IN BOOK 6020, PAGE 270, BOOK 6097, PAGE 11, BOOK 6353, PAGE 307, AND BOOK 6560, PAGE 667, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.**

**MITCHELL GLENN SHEPARD IS NOW MARRIED. HIS WIFE, CINDY SHEPARD, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.**

**THIS INSTRUMENT IS EXECUTED ON BEHALF OF MITCHELL GLENN SHEPARD BY MARY FRANCES RUDY, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 8TH DAY OF SEPTEMBER, 2010 of RECORD IN INSTRUMENT NO. 20100922-0075398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.**

This is
**( ) unimproved**
**( X ) improved**
property known as **1118 OAKWAY CT NASHVILLE, Tennessee 37214**
(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 16TH day of September 2010.

MITCHELL GLENN SHEPARD BY MARY FRANCES RUDY, AS ATTORNEY-IN-FACT

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 16th day of September, 2010, before me personally appeared **MARY FRANCES RUDY** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MITCHELL GLENN SHEPARD** and who acknowledged he/she/they executed the same as the free act and deed of the said **MITCHELL GLENN SHEPARD**.

Witness my hand and official seal, this the 16th day of September 2010.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my/our hand(s) this 16TH day of September 2010.

CINDY SHEPARD

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CINDY SHEPARD**, 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 16TH day of September 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212