THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30080-05-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 22nd day of June, 2011. Notary Public My Commission Expires: My Commission Expires JULY 5, 2011

WARRANTY DEED

Address New Owner: James E. Shepherd 717 Hickory Trace Place Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 143 020 A 04300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Earnest B. Rodgers, Jr. and wife, Anne R. Rodgers**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Shepherd and Candace M. Shepherd, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 717 Hickory Trace Place, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of June, 2011.

Earnest B. Rodgers, Jr.

Anne R. Rodgers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Earnest B. Rodgers, Jr. and Anne R. Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2011.

Notary Public

My Commission Expires:

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110037734 DEEDWARR
Recvd: 06/23/11 13:19 2 pgs
Fees:13.00 Taxes:1295.00
20110623-0048306

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Phase Three, Harpeth Trace Estates, of record in Plat Book 5200, pages 751-753, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Earnest B. Rodgers, Jr. and wife, Anne R. Rodgers, by deed dated March 31, 2000, from Daniel D. Canale, Jr. and wife, Lori C. Canale, of record in Instrument No. 20000403-0033185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2011 which have been prorated between the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 199 (at page 208), Book 5120, page 918, amended in Book 5178, page 138, Book 5182, pages 767 and 769, Book 5380, page 357, supplemented in Book 6274, page 148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199, amended in Book 6556, page 694, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 751-753, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783 and Book 6380, page 201, Register's Office for Davidson County, Tennessee.
6. Easements of record in Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882 and Book 6407, page 892, Register's Office for Davidson County, Tennessee.
7. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.