PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110038254 DEEDWARR
Recvd: 06/27/11 12:13 2 pgs
Fees:13.00 Taxes:1028.23
20110627-0048962

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50883
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carlow B. Shepherd 7816 River Fork Drive Nashville, Tennessee 37221	USAA FEDERAL SAVINGS BANK 10750 McDERMOTT FREEWAY SAN ANTONIO, TX 78288

TAX MAP-PARCEL NUMBERS: 141150023300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$277,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rodney S. Strickland and spouse, Julie L. Strickland**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carlow B. Shepherd, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 233 on the Plan of Phase III-A "Sheffield" on the Harpeth of record in Book 7900, page 332, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney S. Strickland, an unmarried man and Julie L. Robertson, unmarried, by Warranty Deed from Kristine K. Moore, unmarried, dated May 15, 2000 and recorded on May 18, 2000, of record in Doc. No. 200005180049921, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 31, 2001, recorded on August 28, 2001, of record in Doc. No. 20010828-0093050, subject property was conveyed to Rodney S. Strickland and wife, Julie L. Strickland.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, Page 332, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8505, page 598, Book 8276, page 238, By Laws in book 7145, page 964, amended in Book 8146, page 463, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars;

This is improved property, known as: 7816 River Fork Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2011.

Rodney S. Strickland

Julie L. Strickland

State of TENNESSEE

County of DAVIDSON

On this 22nd day of June, 2011 , before me the undersigned authority, personally appeared Rodney S. Strickland and Julie L. Strickland , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $277,900.00

Affiant

Sworn and subscribed before me this the 22nd day of June, 2011

Notary Public

My Commission Expires: 6-23-14

WILLIAMSON COUNTY, TENN. HENRY E. RAGLE IV NOTARY PUBLIC AT LARGE