WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110044736 DEEDWARR
Recvd: 07/25/11 10:40 2 pgs
Fees:13.00 Taxes:1091.50
20110725-0056653

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of July, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holley P. Dougherty and Robert W. Dougherty	Synovus Mtg. Corp.	155160A14600CO
(NAME)	(NAME)	
5808 Deer Estates Drive	P.O. Box 2868	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbus GA 31902	
(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, **Scott H. Shepard and wife, Jennifer B. Shepard**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Holley P. Dougherty and husband, Robert W. Dougherty**, 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. 252 on the Plan of Traceside, Section 5, as of record in Book 9700, page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Scott H. Shepard and wife, Jennifer B. Shepard, by Warranty Deed from Keith J. Thompson and wife, Francine Thompson, dated July 17, 2000 and filed of record in Instrument Number 20001212-0122526, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 5808 Deer Estates Drive, Nashville, TN 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 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, has 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 our hands this **22nd** day of **July, 2011**

Scott H. Shepard

Jennifer B. Shepard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Scott H. Shepard and wife, Jennifer B. Shepard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **22nd** day of **July, 2011**

Notary Public

My commission expires: 12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY