WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120001562 DEEDWARR
Recvd: 01/06/12 14:30 2 pgs
Fees:13.00 Taxes:411.07
20120106-0001758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $111,100.00

Jennifer C Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12/22/11

Mary J Bu
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto E. Pineda Romero	New Owner	150-02-0-272.00
(NAME)	(NAME)	
3008 High Rigger Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Tina P Shepherd and Lorenzo B Shepherd,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roberto E. Pineda Romero,** married 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(s) 95, as shown on the map entitled the Plan of Harbor Gate Subdivision, Section 2, of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LORENZO B. SHEPHERD AND WIFE, TINA P. SHEPHERD, by deed from BROWN TAYLOR AND WIFE, SAMMIE TAYLOR, of record in Book 9501, page 45, dated October 11, 1994, said Register's Office. Said LORENZO B. SHEPHERD AND WIFE, TINA P. SHEPHERD having since divorced.

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, 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 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 my/our hand(s) this day 12/22/11.

Tina Shepherd

Lorenzo Shepherd

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tina Shepherd and Lorenzo Shepherd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 12/22/11.**

My Commission Expires: MAR 10 2012

Notary Public

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive
Nashville, TN 37211

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE