WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120016339 DEEDWARR
Recvd: 03/06/12 09:03 2 pgs
Fees: 13.00 Taxes: 1306.75
20120306-0019430

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,177.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2012.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen S Shepard	Regions Bank d/b/a Regions Mortgage	128160B05500CO
(NAME)	(NAME)	
38844 US Highway 72	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Stevenson, AL 35772	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen Turnbloom and Tebeth Turnbloom**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen S Shepard and Sandra D. Shepard, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: and wife,

Land in Davidson County, Tennessee being Lot No. 55 on the Phase Four, Summit Oaks, a Planned Unit Development of record in Instrument No. 200604170043459, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen Turnbloom and wife, Tebeth Turnbloom by Deed from French River Development Company, LLC, a Tennessee Limited Liability Company, dated 12/21/2006 and filed for record on 12/27/2006 in Instrument 200612270159563, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 255, Instrument 200604170043459, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200604180044430, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument 200109250103588, said Register's Office.

Storm Water Detention Agreement of record in Instrument 200507280088585, said Register's Office.

Deed and Agreed Order of Possession of record in Instrument 200508090094087, said Register's Office.

Charter of record in Instrument 200201310013598, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 525 Summit Oaks Court, Nashville, TN 37221
(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/or 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/or 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 2nd day of March, 2012.

Stephen Turnbloom

Tebeth Turnbloom

State of Tennessee
County of Wilson

Personally appeared before me Stephen Turnbloom and Tebeth Turnbloom, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return To: Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027