Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2013.

Notary Public
My commission expires: 10-18-16

02-1306-48536

Address of New Owner:	Send Tax Bills to:	Tax Information
Anne F. Vydra 4846 Sheffield Dr. Nashville TN 37211	Sumner Bank & Trust 780 Browns Lane Gallatin, TN 37066	147-03-0-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer L. Sheppard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anne F. Vydra and Thomas Paul Gonsoulin, Jr., wife and husband, hereinafter called the Grantees, their successors 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. 7, on the Plan of Section Two, Elysian Park, of record in Plat Book 2854, Page 40, as amended in Book 5317, Page 428, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Sheppard, an unmarried woman by deed from Rachel J. Hughes, unmarried, dated August 24, 2006, recorded August 30, 2006, of record in Instrument No. 20060830-0107230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4846 Sheffield Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130067190 DEEDWARR
Recvd: 08/06/13 09:35 2 pgs
Fees:13.00 Taxes:876.90
20130806-0082021

WITNESS my hand this 24th day of July, 2013.

Jennifer L. Sheppard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer L. Sheppard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of June, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 10/18/14

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON