This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 17th day of September, 2013.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David P. Brown 1208 Lilac Drive Hermitage, TN 37076	New Owner	75-12E-39 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN A. SHEPHERD AND PATSY A. SHEPHERD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID P. BROWN AND SABINE B. BROWN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Blossom Trace First Revision, Final Plat, as shown by plat of record in Instrument No. 20010920-0101745 and corrected in Instrument No. 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John A. Shepherd and Patsy A. Shepherd by Warranty Deed from Blossom Trace, LLC, dated June 27, 2003, of record in Instrument No. 20030702-0091331, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1208 Lilac Drive, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 17th day of September, 2013.

John A. Shepherd

Patsy A. Shepherd

BILL GARRETT, Davidson County
Trans:T20130082190 DEEDWARR
Recvd: 09/23/13 12:58 2 pgs
Fees:13.00 Taxes:1036.00
20130923-0099837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John A. Shepherd and Patsy A. Shepherd, 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 and official seal this 17th day of September, 2013.

My commission expires: 6/26/2016

Notary Public

