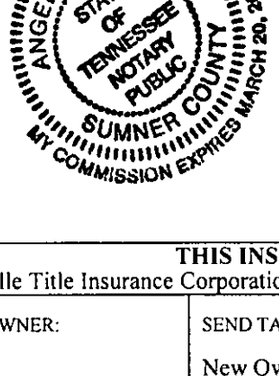
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$132,000.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2014

Notary Public
My Commission expires: 3/20/2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelli Boyd and Michelle Endres	New Owner	34-7-12.00
316 Shepherd Hills Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ashleigh L. Armand, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelli Boyd, unmarried and Michelle Endres, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 82 on the plan of Shepherd Hills, Section 2, as of record in Book 2900, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashleigh L. Armand, an unmarried woman, from Doug Crawley, by deed on September 14, 2012, of record in Instrument Number 20120918-0084523, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 12, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2452, Page 41, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4224, Page 205 and Book 5609, Page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as: **316 Shepherd Hills Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20140061131 DEEDWARR
Recvd: 08/19/14 10:15 2 pgs
Fees:13.00 Taxes:488.40
20140819-0075079

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 August 12, 2014.

Ashleigh L. Armand

STATE OF TEXAS
COUNTY OF Harris

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ashleigh L. Armand** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 12, 2014

My commission expires Oct. 30, 2016

LORI SMITH
MY COMMISSION EXPIRES
October 30, 2016

Notary Public