WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Zimmer, An Unmarried Man and Joshua T. Bulla, An Unmarried Man	Mortgage Investors Group	143 03 0 025.00
(NAME) 820 Highland Park Court	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roger D. Shepard and Debra H. Shepard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Zimmer, An Unmarried Man and Joshua T. Bulla, An Unmarried Man, as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, 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 No. 27 on the Plan of Section 1 West Meade Highlands, of record in Book 3700, Page 69 and 70, Register's office for said County.

SAID Lot No. 27 fronts 118.00 feet on the Northerly margin of Highland Park Court and extends back 216.5 feet on the easterly line and 262.0 feet on the westerly line to a dead line in the rear, measuring 96.97 feet thereon.

Being the same property conveyed to Roger D. Shepard and wife, Debra H. Shepard, by deed of record in Book 6485, Page 976, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section 1 West Meade Highlands of record in Book 3700, Page 69 and 70, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4025, Page 420, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 820 Highland Park Court, Nashville, TN 37205

(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 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.

BILL GARRETT, Davidson County
Trans:T20140075400 DEEDWARR
Recvd: 10/06/14 14:02 2 pgs
Fees:13.00 Taxes:1161.80
20141006-0092457

Witness our hands this 30th day of September, 2014.

Roger D. Shepard

Debra H. Shepard by Roger D. Shepard, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of September 2014 before me personally appeared Roger D. Shepard, the person who executed the foregoing instrument on behalf of Debra H. Shepard, and acknowledged that she executed the same as the free act and deed of the said Debra H. Shepard, through Power of Attorney granted 09/15/14 by the said Debra H. Shepard.

Witness my hand and official seal at Franklin, Tennessee this 30th day of September 2014.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 30th day of September 2014.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

Notary Public