WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2506030

Return to:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 335,000.00

X _____
Affiant

Subscribed and sworn to me, this the 30th day of October, 2014.

_____
Notary Public

My commission expires: My Commission Expires MAR. 7, 2017

Property Address:	Property owner and mail tax bills to:	Parcel ID:
4416 Birdseye Court HERMITAGE, TN 37076	Mortgage Investors Group 8320 East Walker Springs Lane, 200 Knoxville, TN 37923	Map 085 04 0A Parcel 011.00

THIS INDENTURE is made effective the 30th day of October, 2014, by **Veronica Floyd, unmarried**, First Party, for the purpose of conveying the premises described herein to Christopher G. Shepard and Jessica G. Shepard, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1A, a planned unit development, of record in Instrument No. 20091005-0092019, 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 Veronica Floyd, an unmarried person by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated July 30, 2010 of record in Instrument No. 20100810-0063160, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, but not limited to, the Plan of record in Instrument No. 20091005-0092019, which shows an Owner's Certificate, certain notes, easements and setback lines; Storm Water Detention Agreement of record in Instrument No. 20070730-0089806; Waterline & Maintenance Easement as set out in Instrument No. 20060801-0093487; Waterline Easement of record in Book 4212, Page 147; Agreement of Dedication of Easement Water Mains of record in Instrument No. 20030328-0040734; Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20111024-0116287; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207-0011118; and Quitclaim Deed to Homeowner's Association for open space and common area of record in Instrument No. 20090310-0021483, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20140082720 DEEDWARR
Recvd: 11/03/14 12:32 2 pgs
Fees:13.00 Taxes:1239.50
20141103-0101243

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Veronica Floyd

Veronica Floyd

STATE OF Georgia)
COUNTY OF Dekalb)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Veronica Floyd,** 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 SEAL AT OFFICE, in Dekalb County, this the 29 day of September, 2014

Laura Schie

NOTARY PUBLIC

My Commission Expires:
10-11-2015

LAURA SCHIEMAN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 11, 2015

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.