WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140090860 DEEDWARR
Recvd: 12/04/14 11:16 2 pgs
Fees: 13.00 Taxes: 999.00
20141204-0111191

B-FC-14-7630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Glenn Shepard and Cindy Shepard	**New owner**	
(NAME)	(NAME)	**114-00 67.01**
P.O. Box 210559		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERTA SPINNER BARNET, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GLENN SHEPARD AND CINDY SHEPARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a tract of land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by S.H. Hutchison, July 11, 1964, as follows:

Being a parcel of land in the 8th Civil District of Davidson County, Tennessee, on the North side of U.S. #70 Highway North, Being a portion of the 9.10 acre tract of record in Book 2432, Page 467, Register's Office for Davidson County, Tennessee, surveyed the 11th day of July 1964, by S. H. Hutchison as follows:

Beginning at a point in the center line of U.S. #70 Highway North, the Southeast corner of said 9.10 acre tract, and Southwest corner of the T.A. Bianconi tract, stake a line on North margin of highway; thence with highway North 70 degrees West 100 feet to a point in highway; thence leaving highway going North 18 degrees 30' West 350 feet to a stake with a Hickory Pointer; thence North 62 degrees 30' East 258.5 feet to a stake in T.A. Bianconi's line; thence with said line, South 1 degree 30' West 417 feet, more or less, to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Burton Barnet to Roberta Spinner Barnet as recorded on the 25th day of May, 2011 in Instrument No. 20110525-0039948; Quitclaim Deed from Roberta Spinner Barnet to Roberta Spinner Barnet and Burton Barnet, Wife and Husband as recorded on the 27th day of September, 2010 in Instrument No. 20100927-0076823 and Warranty Deed from Bobby L. Tidwell and wife, Mary C. Tidwell to Roberta Spinner as recorded on the 6th day of August, 2007 in Instrument No. 20070806-0093325, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7630 Charlotte Pike, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 3rd DAY OF DECEMBER, 2014.

Roberta Spinner Barnet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTA SPINNER BARNET, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212