PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140091852 DEEDWARR
Recvd: 12/09/14 08:33 2 pgs
Fees:13.00 Taxes:1180.30
20141209-0112472

W & I Ref: (DM) Title No.: 57088
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stanley Jay Sheppard Karen Louise Sheppard 6524 Westfall Drive Nashville, TN 37221	Churchill Mortgage Corp. 761 Old Hickory Blvd. Ste 400 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 126160A09400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barclay R. Owens, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stanley Jay Sheppard and Karen Louise Sheppard, husband and wife,,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Riverwalk, Phase 1A Section 1 and Phase 1 B Section 1 of record in Instrument No. 2011026-00117231, Register's Office for said County , to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Barclay D. Owens by Warranty Deed from David Bonner, unmarried and Sheena Bonner, unmarried, dated July 6, 2012 and recorded on July 9, 2012 of record in Instrument No. 20120709-0059984, Register's Office for Davidson County, Tennessee. In the prior conveyance, Barclay R. Owens was erroneously referred to as Barclay D. Owens they are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20011026-0117231, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20061214-0154502, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 6524 Westfall Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2014.

Barclay R. Owens

State of Tennessee

County of Davidson

On this 5th day of December, 2014, before me the undersigned authority, personally appeared Barclay R. Owens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $319,000.00.

Affiant

Sworn and subscribed before me this 5th day of December, 2014.

My Commission Expires: 7-16-18 Notary

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON