Davidson County DEEDWARR
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Fees:22.00 Taxes:0.00
20141230-0118996

TENNESSEE WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Luna & Luna, LLP
500 N. Central Expwy, Ste 175
Plano, TX 75074

SEND TAX BILLS TO:
Michael L. Pilewicz
491 Rural Hill Road
Nashville, TN 37217

MAP PARCEL NUMBERS
TAX ID #: 150-1/25.00

Maximum principal indebtedness for Tennessee recording tax purposes is $50.00.

THIS INDENTURE, made and entered into this 25th day of November, 2014, by and between **DONNA L. SHEPPARD, a single woman,** party of the first part, and **MICHAEL L. PILEWICZ, A SINGLE MAN,** party of the second part,
491 Rural Hill Road Nashville TN 37217

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

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. 224 on the Plan of Edge-O-Lake Estates, Section One, as of record in Plan (sic) Book 3600, page 43, Register's office for said County.

SAID Lot No. 224 fronts 79.21 feet on the northerly side of Rural Hill Road and extends back 162.93 feet on the westerly line and 177.0 feet on the easterly line to a dead line in the rear, on which it measures 82.46 feet thereon.

BEING the same property conveyed to Donna L. Sheppard by deed from Virginia Sue Pilesicz, also known as Virginia Sue Pilewicz, dated September 5, 2008 and recorded September 8, 2008 in Instrument No. 20080908-0091621 of the Register of Deeds Office for Davidson County, Tennessee.

Commonly known as: 491 Rural Hill Road, Nashville, TN 37217

Tax ID #: 150-1/25.00

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Donna L. Sheppard

STATE OF TENNESSEE, COUNTY OF Davidson

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

WITNESS my hand and Notarial Seal at office this 25th day of Nov., 2014.

My commission expires 1/6/2015

Notary Public

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUE AFFIDAVIT

STATE OF Texas
COUNTY OF Dallas

The actual **consideration or value**, whichever is greater, for this transfer is $ 50.00.

Affiant C. Ornelas

Subscribed and sworn to before me this 30 day of December, 2014.

Notary Public

My Commission Expires: July 08, 2018

ERIC STEWART
Notary Public, State of Texas
My Commission Expires
July 08, 2018

True Copy Certification

I, Christina Ornelas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TEXAS

County of DALLAS

Personally appeared before me, Eric Stewart, a notary public for this county and state, Christina Ornelas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-8-18
Notary' Seal (if on paper)

ERIC STEWART
Notary Public, State of Texas
My Commission Expires
July 08, 2018