THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32133-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $207,500.00. Affiant Subscribed and sworn to before me this 30th day of December, 2014. Notary Public My Commission Expires: 3/24/17

CAROL T B... STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
~~Zachary Curtis Shepherd,~~ Spenser Robinson Shepherd 8265 Boone Trace Nashville, TN 37221	New Owner	Map and Parcel No.: 126 150 B 19300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harold Burke, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spenser R. Shepherd, married woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8265 Boone Trace, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Angela J. Burke, spouse of Harold Burke, joins in the execution of this instrument to convey any marital interest she has in subject property.

BILL GARRETT, Davidson County
Trans:T20150000203 DEEDWARR
Recvd: 01/02/15 11:39 3 pgs
Fees:18.00 Taxes:767.75
20150102-0000266

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of December, 2014.

Harold Burke

Angela J. Burke

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Harold Burke and Angela J. Burke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2014.

Notary Public

My Commission Expires:

GERALD G. PITTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 of the Plan of Section Two, Lexington Point Subdivision, as of record in Instrument No. 20010515-0049954, as corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold Burke and Bonnie Bloss, both unmarried people, as joint tenants with rights of survivorship, by deed dated August 3, 2005, from Nathanael J. Hanson and wife, Leslie M. Hanson, of record in Instrument No. 20050823-0100501, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 18, 2013 in Instrument No. 20130507-0045888, Bonnie Bloss, unmarried, conveyed her interest in subject property to Harold Burke, unmarried.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Lexington Point of record in Instrument No. 20001018-0103445, amended in Instrument No. 20010522-0052909 and re-recorded in Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of Lexington Point Homeowners Association, Inc of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20010515-0049954, as corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee.