Davidson County DEEDWARR
Recvd: 02/10/15 15:09 3 pgs
Fees:18.00 Taxes:1570.28
20150210-0012416

WARRANTY DEED

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January 2015

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David B Steunebrink and Pamela Steunebrink, Husband and Wife	Mortgage Investors Group	083 09 0 123.00
(NAME) 1106 Forrest Avenue	(NAME) 8390 E. Walker Springs Ln. #200	
(ADDRESS) Nashville 37206	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty-Four Thousand Four Hundred And No/100 Dollars ($424,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benjamin A. Shepard and wife, Kitzie A. Shepard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David B Steunebrink and Pamela Steunebrink, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, 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 number 26 on the Plan of Bradford-McWhirter Subdivision of the Allison Place, as of record in Book 161, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
Being the same property conveyed to Benjamin A. Shepard and wife, Kitzie A. Shepard by Warranty Deed from Joshua S. Ellis and wife, Stefanie B. Ellis dated July 26, 2010 and recorded on July 27, 2010 in Instrument No. 20100727-0058807 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1106 Forrest Avenue, Nashville, TN 37206

File Number: GRN-150217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 Grantees, 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 our hands this 30th day of January, 2015.

Benjamin A. Shepard

Kitzie A. Shepard

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Benjamin A. Shepard and wife, Kitzie A. Shepardthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2015.

Notary Public

My Commission Expires: 11-05-17

(SEAL)

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-150217

True Copy Certification

I, Cassie Lovvorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn 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:3/20/18

