WARRANTY DEED TT2015 286 Davidson County DEEDWARR Recvd: 04/27/15 08:10 3 pgs Fees:18.00 Taxes:518.00 **20150427-0037096**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF APRIL, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey Michael Faoro and **Andrea Elizabeth Faoro** **603 Hickory Bend Drive** **Nashville, TN 37214**	**Same**	**09612000100**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Teresa McMiniment and Lisa McCaskill and David Shepherd, *(hereinafter called the "Grantors"),* have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Jeffrey Michael Faoro and Andrea Elizabeth Faoro, *(hereinafter called "Grantees")*, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hickory Bend, Section I, of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed Donald Andrew Shepherd and Margaret Ann Shepherd dated March 28, 1963, recorded in Book 3532, Page 544, and corrected by " Correction Deed" of record in Book 3578, page 239, Register's Office for Davidson County, Tennessee.

Margaret Ann Shepherd having deceased on March 4, 2015 and predeceased by Donald Andrew Shepherd on October 16, 2012. Affidavit of Heirship leaving the interest in and to their three children known as Teresa McMiniment, Lisa McCaskill and David Shepherd dated April 17, 2015 and recorded in Instrument # 20150427-0037095, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **603 Hickory Bend Drive, Nashville, TN 37214**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record in Book 3300, Page 38; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24th day of April, 2015.

GRANTORS:

Teresa McMiniment

Lisa McCaskill

David Shepherd

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Teresa McMiniment, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 24th day of April, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Lisa McCaskill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 24th day of April, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared David Shepherd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 24th day of April, 2015.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.