BILL GARRETT, Davidson County
Trans: T20150051087 DEEDWARR
Recvd: 06/25/15 12:50 2 pgs
Fees: 13.00 Taxes: 443.63
20150625-0061237



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie J. Brandon	Suntrust Mortgage, Inc.	052080A27500CO
	(NAME)	
1017 Treasure Reef	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Allen & Judith Shepherd, Co-Trustees of the Allen & Judith Shepherd Trust Agreement Dated July 25, 2000, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bennie J. Brandon, hereinafter called the Grantees, their heirs and assigns, that 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. 128, FIRST REVISION OF LOTS 118-120 AND 127 AND 128, PHASE TWO, SECTION FOUR OF HERON WALK, OF RECORD IN PLAT BOOK 9700, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALLEN E. SHEPHERD AND WIFE, JUDITH L. SHEPHERD BY WARRANTY DEED FROM ALLEN EARPS BUILDERS, LLC, OF RECORD IN BOOK 11303, PAGE 911, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO ALLEN & JUDITH SHEPHERD, CO-TRUSTEES OF THE ALLEN & JUDITH SHEPHERD TRUST AGREEMENT DATED JULY 25, 2000 BY QUITCLAIM DEED FROM ALLEN E. SHEPHERD AND WIFE, JUDITH L. SHEPHERD, OF RECORD IN INSTRUMENT NO. 20020131-0013557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1017 Treasure Reef, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this 16th day of June, 2015.

WARRANTY DEED
(Continued)

Allen Shepherd, Co- Trustee of the Allen & Judith Shepherd Revocable Trust Agreement Dated July 25, 2000

Judith Shepherd, Co- Trustee of the Allen & Judith Shepherd Revocable Trust Agreement Dated July 25, 2000

STATE OF Indiana

COUNTY OF Jay

Before me, the undersigned authority, a Notary Public for the State and County mentioned above, personally appeared Allen Shepherd and Judith Shepherd, Co-Trustees of the Allen & Judith Shepherd Trust Agreement Dated July 25, 2000, 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 Co-Trustees of the Allen & Judith Shepherd Trust Agreement Dated July 25, 2000 the within named bargainor, and that as Co-Trustees, they executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustees.

Witness my hand and official seal, this the 16th day of June, 2015.

Notary Public { SEAL }

My Commission Expires: December 22, 2020

NOTARY PUBLIC SEAL INDIANA

RETURN TO:
Signature Title
4751 Trousdale Dr., Ste. 111
Nashville, TN 37220

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066