BILL GARRETT, Davidson County
Trans:T20150084931 DEEDWARR
Recvd: 10/06/15 10:02 2 pgs
Fees:13.00 Taxes:518.00
20151006-0101570

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of September, 2015, by and between Carter Realty Investments, party of the first part, and Rachel Shepherd and Aaron Shepherd, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the northerly 2.5 feet of Lot No. 4, all of Lot No. 5 and the southerly 7.5 feet of Lot No. 6, Block "D", on the Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 4, all of Lot No. 5 and part of Lot No. 6 front together 60.0 feet on the southeasterly margin of Lanier Drive and runs back between parallel lines 150 feet to a line on the rear which measures 60.00 feet thereon.

Being all or part of the same property conveyed to Carter Realty Investments by virtue of that certain CASH Deed dated January 8, 2015, at Instrument No. 20150109-0002566 in the amount of $44,500.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes being a lien not yet due and payable, and restrictions of record at Plat Book 1130, Page 85 and Book 2201, Page 631 in the Register's Office of Davidson County, Tennessee; we bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Christopher H Carter

Christopher H Carter, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Christopher H Carter, Partner, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2015.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Rachel Shepherd and Aaron Shepherd

Tax Parcel No 05202005300

Property Address: 407 Lanier Drive
Madison, TN 37115

MAIL TAX
BILLS TO: NEW OWNER
407 Lanier Dr.
Madison, TN 37115

Firm File #: 20150849

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Erica Allyn
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of September, 2015.

Stacey Denson Palmer
Notary Public

My Commission Expires

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

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