Davidson County DEEDWARR
Recvd: 10/14/15 13:16 3 pgs
Fees:18.00 Taxes:481.00

20151014-0104550

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-16-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph S. Weller	Gateway Mortgage	14805017000
(NAME)	(NAME)	
310 Leo Ct.	1910 E. 14th St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tulsa, OK 74112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karl L. Shepherd , Trusteee of The Judith Shepherd Revocable Trust dated June 12, 2012,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph S. Weller, an unmarried man,** 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 No. 42 on the Plan of Haywood Acres Section 1, of record in Plat Book 2900, Page 17, Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Judith Shepherd, Trustee of the Judith Shepherd Revocable Trust dated June 12, 2012 by Quitclaim Deed from Judith Shepherd, a widower, dated June 13, 2012, and filed of record in Instrument No. 20120614-0052172 register's Office for Davidson County, Tennessee. The said Judith Shepherd having since resigned as Trustee and appointed Karl L. Shepherd as Successor Trustee on May 16, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 310 Leo Ct., Nashville, TN 37211
(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 hands this 9th day of October, 2015.

KARL L. SHEPHERD , TRUSTEEE OF THE JUDITH SHEPHERD REVOCABLE TRUST DATED JUNE 12, 2012

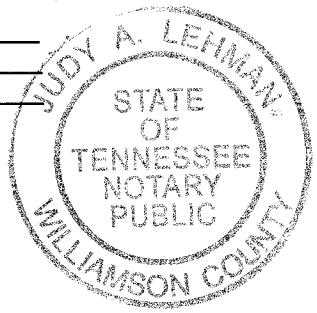
Karl L. Shepherd
Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me Karl L. Shepherd , Trusteee of The Judith Shepherd Revocable Trust dated June 12, 2012, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of October, 2015.

Notary Public
My Commission Expires: 4-20-19



File No.: 10739

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).