Davidson County DEEDWARR
Recvd: 11/02/15 14:38 3 pgs
Fees:18.00 Taxes:1498.50

20151102-0111426

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann S. Crosby	New Owner	131-03-0C-218.00-CO
(NAME)	(NAME)	
4400 Belmont Park Terrace, #218		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Kevin W. Shepherd, Trustee of The HSD 2008 Irrevocable Children's Trust, dated June 27, 2008, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eleanor K. Fuller, an undivided 50% interest, and Ann S. Crosby, Trustee of the Ann S. Crosby Tennessee Property Trust, an undivided 50% interest , hereinafter called the Grantees, their heirs. successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as flows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 218 on the Plan of Section Nine, Arden Place of record in Plat Book 5210, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin W. Shepherd, Trustee of The HSD 2008 Irrevocable Children's Trust, dated June 27, 2008 by Warranty deed from Julia S. Dishman, unmarried of record in Instrument No. 20101019-0083547 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 19, 2010.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4400 Belmont Park Terrace, #218, Nashville, TN 37215
(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 said GRANTEES, their heirs, successors 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend title to the said land to the said GRANTEES, their heirs, successors 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 hand this 30th day of October, 2015.

The HSD 2008 Irrevocable
Children's Trust, date June 27, 2008

By: Kevin W. Shepherd, Trustee

STATE OF TENNESSEE

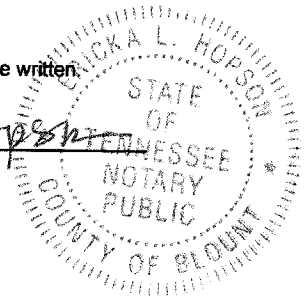
COUNTY OF Blount

On this 30th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin W. Shepherd, Trustee of The HSD 2008 Irrevocable Children's Trust, dated June 27, 2008**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6/26/2017

Notary Public,



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).