Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$72,000.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th day of December, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 02/26/17
| (AFFIX SEAL)

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Thomas G. Shepard 927 Strand Fleet Drive Antioch, TN 37013	Thomas G. Shepard 2475 Titans lane Brentwood, TN 37027	149.02-0B-149.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

D' Yuanna L. Allen, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas G. Shepard, a married 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:

Being all of Lot No. 183 B, Piccadilly Square, Phase II, as shown by plat and survey of record in Plat Book 6900, Page 14, of the Register's Office of Davidsion County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to D' Yuanna L. Allen by Deed from C.D. Hazlewood, III, unmarried, dated June 10, 2005, of record in Instrument Number 20050615-0068555, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 14, a resubdivision of Plat Book 6250, Page 93, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6236, Page 683, amended in Book 6295, Pages 506, 520, and 534, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Pages 100, 107 and 114, Book 6518, Page 184, and Book 6830, Page 739, Register's Office for Davidson County, TN.
4) Property is subject to the HOA Charter of record in Book 7288, Page 963, said Register's Office.
5) Property is subject to the By-Laws of record in Book 6236, Page 683, amended in Book 6295, Pages 572, 580, and 588, and Book 6300, Page 431, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **927 Strand Fleet Drive, Antioch, TN 37013**
(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 hand(s) this 8th day of December, 2015.

D' Yuanna L. Allen

BILL GARRETT, Davidson County
Trans:T20150104465 DEEDWARR
Recvd: 12/10/15 12:54 2 pgs
Fees:13.00 Taxes:266.40
20151210-0124405

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, D' Yuanna L. Allen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076