BILL GARRETT, Davidson County
Trans:T20160017175 DEEDWARR
Recvd: 03/02/16 11:25 2 pgs
Fees:13.00 Taxes:555.00
20160302-0019918

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0124

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of February, 2016

Notary Public
Commission Expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
David R. Shepherd 2120 Lebanon Pike, Apt 15 Nashville, TN 37210	US Bank N.A.	095-05-0B-015.00 CO

WARRANTY DEED

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, I/WE,

Ava Gilman, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Shepherd and Sandra R. Shepherd, husband and wife

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 Unit No. 15 of Easthaven Townhomes, a Planned Unit Development, as described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, or record In Instrument Number 20010806-0083543, as amended in Instrument Numbers 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Ava Gilman by Quitclaim Deed from Greg Gilman, dated 8/6/07 and recorded 9/28/07 in Instrument Number 20070928-0115574; and the same property previously conveyed to Greg Gilman and wife, Ava Gilman by Warranty Deed from Jessica D. Howard, now known as Jessica Ennis, and husband, Chris Ennis, dated 7/29/06 and recorded 7/31/06 in Instrument Number 20060731-0092101, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2120 Lebanon Pike, Apt 15, Nashville, TN 37210.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of February, 2016.

Ava Gilman

Ava Gilman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ava Gilman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of February, 2016.

Notary Public
My Commission Expires: 1-13-20

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE

(Notary Seal)