Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160019392 DEEDWARR
Recvd: 03/09/16 13:43 2 pgs
Fees:13.00 Taxes:1517.00
20160309-0022655

WARRANTY DEED

KALYN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie E. Shepherd Revocable Trust	Jamie E. Shepherd Revocable Trust	104 07 0 285.00
(NAME)	(NAME)	
1804 Natchez Trace	1804 Natchez Trace	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, G.B. Greene Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie E. Shepherd Revocable Trust, 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. 4 on the map showing Rich's re-subdivision of Lot Nos. 17, 18, etc., in Stokes' and Marshall's Subdivision of record in Plan Book 547, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to G.B. Greene Jr. by Warranty Deed from Daniel B. Murrey and wife, Katherine C. Oates, dated June 25th, 1997, of record in Book 10508, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 332, page 105 and in Plat Book 547, page 172; Easements of record; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1804 Natchez Trace, Nashville, TN 37212

(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 this 7th day of March, 2016.

G.B. Greene Jr.

State of Tennessee

County of Rutherford

On this 7th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared G.B. Greene Jr., 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: 10/18/16

Notary Public

KALYN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD