WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160020531 DEEDWARR
Recvd: 03/14/16 10:49 2 pgs
Fees: 13.00 Taxes: 839.90

20160314-0023870

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bethany Fancher	SAME	
(NAME)	(NAME)	
586 Joyce Lane		06102005300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William R. Shepherd and Wife, Sherry B. Shepherd**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bethany Fancher, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 332 on the Plan of Section 11, Gra-Mar Acres, of record in Plat Book 2663, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Shepherd and wife, Sherry B. Shepherd by Deed from Lynn Webb Mueller and Dollye Webb Choate and Estelle Webb Carter and Mary Grace Webb Nicholson, Barnes S. Webb and Theresa G. Taylor, as devisees under the Last Will and Testament of Joyce Webb Ring, deceased, and Lynn Webb Mueller, Executrix of the Estate of Joyce Webb Ring, deceased, dated 03/16/1998, recorded 03/18/1998 of record in Book 10843, Page 836, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) Taxes for 2016 and subsequent years, a lien not yet due and payable. (2) All matters shown on the plat of record in Plat Book 2663, Page 113, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 586 Joyce Lane, Nashville, TN 37216
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 11th day of March, 2016.

William R. Shepherd

Sherry B. Shepherd

State of Tennessee
County of Sumner

Personally appeared before me William R. Shepherd and Sherry B. Shepherd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of March, 2016.

Patti Robitaille
Notary Public Patti Robitaille
My Commission Expires: 5-22-2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122