WARRANTY DEED

JULIE COON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/16/16 09:22 2 pgs
Fees:13.00 Taxes:629.00
20160316-0024828

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of March, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas & Sonya Shepard	SAME	084-01-0-045.00
2475 Titans Lane		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David DeDominicis,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devan McClish, Thomas G Shepard and Sonya A Shepard,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section III, Dugger Heights, as of record in Book 1835, Page 54, Register's Office for said County.

Said Lot No. 41 fronts 81 feet on the westerly side of Airpark Drive and extends back 257.3 feet on the northerly line and 217.4 feet on the southerly line, to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to David DeDominicis, by Quitclaim Deed from John E. Croslin, dated July 30, 2008, recorded in Instrument # 20081230-0123433, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,735.29 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 084-01-0-045.00, whihch are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2620 Airpark Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 10, 2016.

David DeDominicis

STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David DeDominicis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 10, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.