WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064524 DEEDWARR
Recvd: 07/27/16 10:33 2 pgs
Fees:13.00 Taxes:1295.00
20160727-0077235

B-MSP-16-7304-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany C. Crawford	New owner	
(NAME)	(NAME)	**141-12-0C-030.00-CO**
7304 River Bend Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6700		
(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 consideration, the receipt of which is hereby acknowledged, **GLENN SHEPARD AND CINDY SHEPARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY C. CRAWFORD AND CHASE CRAWFORD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of River Bend, a Planned Unit Development of record in Plat Book 6900, Page(s) 504 and 505, as amended by Surveyor's Correction recorded in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenn Shepard and Cindy Shepard, husband and wife by Warranty deed from Marshall W. Millikin and wife, Deborah E. Leinart of record in Instrument No. 20100721-0056967 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on July 21, 2010.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 504 and 505, as amended by Surveyor's Certificate of Correction of record in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7112, Page 481; Book 7308, page 805; Book 7308, page 808; Book 7336, page 15 and Book 7549, page 893, Register's Office for Davidson County, Tennessee.
- By- Laws of River Bend Estates Homeowner's Association of record in Book 7347, Page 643, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7347, Page 636 and amended in Book 8179, Page 869 and Book 9359, Page 153, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7097, Page 140, Book 7097, Page 149, Book 7593, Page 523, Book 8614, Page 810 and Book 9623, Page 870, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Book 9462, Page 679, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4285, Page 20, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4817, Page 792, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 6621, Page 303, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 7257, Page 154, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7278, Page 822, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7334, Page 777, Book 7334, Page 785 and Book 7334, Page 793, in the Register's Office for Davidson County, Tennessee.

- Restrictions of record as Instrument Number 20100721-0056967 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7304 River Bend Rd , Nashville, Tennessee 37221-6700**.

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 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 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/our hand(s) this the 21st DAY OF JULY, 2016.

Glenn Shepard

Cindy Shepard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212