Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

BILL GARRETT, Davidson County
Trans:T20160067389 DEEDWARR
Recvd: 08/04/16 13:36 2 pgs
Fees:13.00 Taxes:573.50
20160804-0080950

#1354

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shepard Investments, LLC	(NEW OWNER)	Map 072-11-0- Parcel 0084.00
2022 Alexander Blvd		
Murfreesboro, TN 37130		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **BRAD SMOTHERMAN,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SHEPARD INVESTMENTS, LLC., a Tennessee limited liability company**, (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of GLENMEADE SUBDIVISION, of record in Book 974, page 32, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Smotherman by warranty deed dated April 14, 2016 from Hazel N. Blackshear, a single person of record in Instrument No. 20160418-0037046, said Register's Office.

This is the same legal used in previous deed of record.

This is not the personal, marital or primary residence of GRANTOR, spouse and/or any dependents.

This conveyance is subject to the following:

1. **2016 Taxes, a lien now yet due and payable.**
2. **Easement for sanitary sewers and/or storm drainage of record in Book 4218, page 609, said Register's Office.**
3. **Any and all matters appearing of record in Book 974, page 32, said Register's Office.**

This is improved property commonly known as **2413 Branch Street, Nashville, TN 37216.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me this 29 day of July, 2016.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of July, 2016.

BRAD SMOTHERMAN

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRAD SMOTHERMAN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 29 day of **JULY, 2016.**

Notary Public
My Commission Expires: 11/21/2018