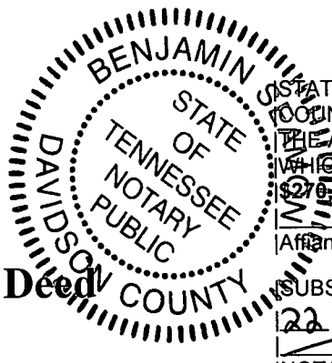
Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of September, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-10-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Carden and Judy Carden 113 Joyner Ave. Nashville, TN 37210	Pinnacle Bank 150 3rd Ave. South Ste. 900 Nashville, TN 37201	119-05-396.00

For and in 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, we,

John Michael Shepherd and Rachel Elizabeth Shepherd, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Randy Carden and Judy Carden, husband and wife

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, described as follows, to-wit: Being lot No. 11 on the Plan of Cumberland Nurseries, Block Nos. 1 and 2, as of record in Plat Book 161, Page 35, 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 John Michael Shepherd and Rachel Elizabeth Shepherd, husband and wife, by Warranty Deed from Eric Poulin, married, dated August 29, 2014 of record in Instrument Number 20140910-0083014, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **113 Joyner Ave., Nashville, TN 37210**
(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 our hand(s) this 22 day of September, 2016.

John Michael Shepherd

Rachel Elizabeth Shepherd

BILL GARRETT, Davidson County
Trans:T20160085645 DEEDWARR
Recvd: 09/29/16 11:07 2 pgs
Fees:13.00 Taxes:999.00

20160929-0102712

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John Michael Shepherd and Rachel Elizabeth Shepherd, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076