G#29167-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105296 DEEDWARR
Recvd: 11/30/16 10:58 2 pgs
Fees:13.00 Taxes:527.25
20161130-0125598

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2016

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: 3-10-2019

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daytha L. Adams	Farmington Mortgage, a Div of CapStar Bank	142-04-0-A-010.00 CO
(NAME)	(NAME)	
210 Old Hickory Blvd., Apartment 10	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Michael Sheppard, married, joined by his wife, Pari Sheppard,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daytha L. Adams, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain condominium situated in the County of Davidson and State of Tennessee, being known and designated as Unit 10, Horizontal Property Regime of Belle Forest Condominium Apartments created under Title 66, Section 27-101 et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699, and including without limitation the By-Laws appended thereto, as amended, and Appointment of Substitute Trustee of record in Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Michael Sheppard by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated June 13, 2016, of record in Instrument No. 20160630-0067178, Register's Office for Davidson County, Tennessee.

Pari Sheppard, spouse of Michael Sheppard, joins in the execution of this conveyance for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, page 167; Deed and agreed order of possession to Harpeth Valley Utilities of record in Instrument No. 20000915-0091869; Charter of Belle Forest Condominium Owners Association of record in Book 6551, page 78; Belle Forest Leasing Rules of record in Instrument

No. 20150618-0058446; Master Deed and By-Laws establishing a Horizontal Property Regime of Belle Forest Condominiums Apartments, of record in Book 5438, page 699, amended in Book 6896, page 144 and Appointment of Substitute Trustee for Master Deed of record in Instrument No. 20090819-0078072; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 210 Old Hickory Blvd., Apartment 10, Nashville, TN 37221
(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 hands this 18th day of November, 2016.

Michael Sheppard

Pari Sheppard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael Sheppard and Pari Sheppard, 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 official seal at Franklin, Tennessee, this 18th day of November, 2016.

Notary Public
My Commission Expires: _____

File No.: 24268

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018