Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160107467 DEEDWARR
Recvd: 12/07/16 09:46 3 pgs
Fees: 18.00 Taxes: 1276.50
20161207-0128334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2016.

Notary Public

My commission expires: 8/20/2019

WILLIAM E. GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Shepherd Rachel Elizabeth Shepherd	new owner	
707 Summerly Drive		102-12-0-084.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW MARC MORIN AND JENNIFER MORIN CASSELL, CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF CYNTHIA H. MORIN, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN SHEPHERD AND RACHEL ELIZABETH SHEPHERD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 267 on the Plan of Hillwood Estates, Section 11, of record in Plat Book 2663, Page 38, 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 Richard M. Morin et ux, Cynthia H. Morin by Warranty deed from David C. Montgomery and wife, Mary C. Montgomery of record in Book 5907, page 40, Register's Office for Davidson County, Tennessee, dated June 24, 1982 and recorded on June 6, 1982. The said Richard M. Morin having since died on December 17, 2015, predeceasing his wife, Cynthia H. Morin. Cynthia H. Morin having since died on February 3, 2016. The Estate of Cynthia H. Morin having been admitted as Docket No. 16P249, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 707 Summerly Drive, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2016.

Andrew Marc Morin, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Marc Morin, Co-Executor of the Last Will and Testament of Cynthia H. Morin, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2016.

Notary Public

My Commission Expires: 7-2-18



WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2016.

Jennifer Morin Cassell

Jennifer Morin Cassell, Co-Executor

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Morin Cassell, Co-Executor of the Last Will and Testament of Cynthia H. Morin, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2016.

Jill A Douglas

Notary Public

My Commission Expires: 02/07/19

JILL A DOUGLAS
Notary ID # 124448437
My Commission Expires
February 7, 2019