BILL GARRETT, Davidson County
Trans:T20160108530 DEEDWARR
Recvd: 12/09/16 14:12 2 pgs
Fees:13.00 Taxes:869.50
20161209-0129521

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

04-1611-56280

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of December, 2016.

Notary Public
My commission expires: 6/19/18

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sarah Faye Bigham	new owner	151-09-0-B-101.00-CO
5081 Smith Springs Parkway		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Shepherd and wife, Linda Shepherd**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah Faye Bigham, a single woman and Sarah Mae McGowan, a single woman as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors 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. 99, on the Plan of Lakeside Cove at Percy Priest, Phase 2, of record in Instrument No. 20051102-0132676, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Shepherd and wife, Linda Shepherd by deed from Centex Homes, a Nevada Partnership, dated July 28, 2006, recorded July 28, 2006, of record in Instrument No. 20060728-0091295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5081 Smith Springs Parkway, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of December, 2016.

David Shepherd

Linda Shepherd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Shepherd and Linda Shepherd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 5th day of December, 2016.

Notary Public
State of Tennessee at Large

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

My Commission expires: 3/31/20