SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Raymond Ufford
135 Kingston Ave.
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 01/12/17 10:49 3 pgs
Fees:18.00 Taxes:173.90
20170112-0003598

MAP & PARCEL: 05308013100

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **TIMOTHY SHEPPARD, an unmarried man,** has this day bargained and sold and do hereby transfer and convey unto, **RAYMOND UFFORD,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 17 on the Plan of Dabbs and Elliott Subdivision at Old Hickory, of record in Book 547, page 127, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Timothy Sheppard and wife, Teresa Sheppard, by Special Warranty Deed from Associates Financial Services Company of Tennessee on October 23, 1992, and filed for record in Book 8767, page 647, Register's Office for Davidson County, Tennessee. Teresa Sheppard conveyed her interest in said property to the Grantee in Instrument No. 20170112-0003597, said Register's Office. THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 302 28th St., Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 9th day of January, 2017.

Timothy Sheppard

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Timothy Sheppard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 9th day of January, 2017.

NOTARY PUBLIC

EILEEN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $47,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen Smith
AFFIANT

Sworn to and subscribed before me, this the 9th day of January, 2017.

NOTARY PUBLIC

PATRICIA L DITTMER
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/20/18

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie M. Robertson
Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

