WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
On Time Property Solutions LLC	New Owner	07015002200
(NAME)	(NAME)	
7084 Pembrook Dr		
(ADDRESS)	(ADDRESS)	
Franklin TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lorine E. Shepard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **On Time Property Solutions LLC,** 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, being Lot No. 31 on the Plan of Riverview Gardens as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts a total of 52.2 feet on the southwesterly side of the terminus of 18th Avenue North Court and extends back 74.7 feet on the northerly line and 126.6 feet on the southerly line to a dead line in the rear measuring 102.3 feet thereon.

Being the same property conveyed to Alonzo W. Shepard and wife, Lorine E. Shepard, by Deed of record in Book 3910, Page 349, Register's office for Davidson County, Tennessee.

The said Alonzo W. Shepard, having since died on August 4,2002.

This instrument is executed on behalf of Lorine E. Shepard by Kejuan Shepard, as Attorney-In~Fact pursuant to recorded Power of Attorney of record in *_____, in the Register's Office for Davidson County, Tennessee.

*20170426-0041168

unimproved ☐

This is improved ☑ property, known as 2419 18TH AVE, Ct. N, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170035352 DEEDWARR
Recvd: 04/26/17 15:38 2 pgs
Fees:13.00 Taxes:370.00
20170426-0041169

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 my/our hands this 25th day of April, 2017.

Lorine E. Shepard By: Kejuan Shepard, as her attorney in fact

Lorine E. Shepard
By: Kejuan Shepard, as her attorney in fact

State of Tennessee
County of Williamson

Before me personally appeared Kejuan Shepard, the person who executed the foregoing instrument on behalf of Lorine E. Shepard and who acknowledged that he executed the same as the free act and deed of the said Lorine E. Shepard, through Power of Attorney granted Kejuan Shepard by the Lorine E. Shepard.

WITNESS my hand and seal this 25th day of April, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12032

