This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 081020U00100CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Barry Booker
1423 Sevier Ct.
Nashville, TN 37206

SEND TAX BILLS TO:
same as New owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **SHEPARD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **BARRY BOOKER, A MARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit A, as shown on the Plan of Homes at 1732 Pecan Street, a Horizontal Property Regime with Private Elements, and filed as Exhibit "B" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20161011-0107221, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Shepard Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from C&W Urban Development, LLC, a Tennessee limited liability company, dated October 3, 2016, appearing of record in Instrument No. 20161011-0107220, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 161, page 19, and as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161011-0107221; and to the Covenants, Conditions and Restrictions of Homes at 1732 Pecan Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161011-0107221; Register's Office of Davidson County, Tennessee.

This is improved property known as 1732 A Pecan St., Nashville, TN 37208.

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

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20170042514 DEEDWARR
Recvd: 05/18/17 14:32 2 pgs
Fees:13.00 Taxes:1147.00
20170518-0049564

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 3rd day of May, 2017.

Shepard Investments, LLC

BY: _____
Ryan Church, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, Audra D. Cross, personally appeared **Ryan Church**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Shepard Investments, LLC**, the within named Affiant, and that he as such **Chief Manager of Shepard Investments, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Shepard Investments, LLC**, by himself as **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 3rd day of May, 2017.

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$310,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 3 day of May, 2017.

_____
NOTARY PUBLIC

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

My Commission Expires: 8-16-2020