G#29771-3 Box#14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$486,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of May, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170046946 DEEDWARR
Recvd: 06/02/17 12:30 2 pgs
Fees:13.00 Taxes:1798.20
20170602-0055188

NOTARY BOOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger P. DiSilvestro	**"New Owner"**	**Map 128-16-0-B Parcel 055.00co**
525 Summit Oaks Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen S. Shepherd and Sandra D. Shepherd, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger P. DiSilvestro, an unmarried man

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.55, on the Plan of Phase Four, Summit Oaks, a Planned Unit Development, of record in Plat Book 9700, Page 255 and in Instrument No. 20060417-0043459, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Stephen S. Shepherd and Sandra D. Shepherd, husband and wife, by Deed from Stephen Turnbloom and wife, Tebeth Turnbloom, dated March 2, 2012, of record in Instrument No. 20120306-0019430, Register's Office for Davidson County, Tennessee. Scrivner's Affidavit correcting the buyers last name is of record in Instrument No. 20120516-0042340, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20060417-0043459, Register's Office for Davidson County, Tennessee;

2) Subject to the Boundary Plat of record in Book 9700, Page 255, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions and By-Laws contained in instrument of record in Instrument No. 20020214-0019518, and made applicable in 20060418-0044430, Register's Office for Davidson County, Tennessee;

4) Charter of Summit Oaks Homeowner's Association, Inc. of record in Instrument No. 20020131-0013598, Register's Office for Davidson County, Tennessee.;

5) Agreement for dedication of public utility easements to Harpeth Valley Utilities District of record in Instrument No. 20010925-0103587 and in Instrument No. 20010925-0103588, Register's Office for Davidson County, Tennessee;

6) Water Line Easement to Harpeth Valley Utility District of record in Book 7542, Page 241, Register's Office for Davidson County, Tennessee;

7) Storm Water Detention Agreement of record in Instrument No. 20050728-0088585, Register's Office for Davidson County, Tennessee;

8) Deed and Agreed Order of Possession for utility easements of record in Instrument No. 20050809-0094087, Register's Office for Davidson County, Tennessee;

9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **525 Summit Oaks Court, Nashville, TN 37221**

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 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 hand(s) this 31st day of **May, 2017.** $3.52

Stephen S. Shepherd

Sandra D. Shepherd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen S. Shepherd and Sandra D. Shepherd,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of **May, 2017.**

Notary Public

My Commission Expires: 12/15/2020

