WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170049458 DEEDWARR
Recvd: 06/09/17 12:39 2 pgs
Fees: 13.00 Taxes: 1702.00

20170609-0058106

G-P-17-3511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Megan Witherspoon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Melissa Jackson-Bouchard	Franklin Synergy Bank	
(NAME)	(NAME)	**104-04-0P-001.00-CO**
3511 A Wrenwood Avenue	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHEPLEY HEARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY MELISSA JACKSON-BOUCHARD AND DONALD E. BOUCHARD, WIFE AND HUSBAND ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit A of 3511 Wrenwood Avenue Townhomes, a Condominium, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131016-0108244, Register's Office of Davidson County, Tennessee, which is more specifically shown on Exhibit C of the above referenced Declaration together with an undivided percentage interest in the common areas/elements appurtenant to said unit and set forth in the Declaration, reference is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the By-Laws of the Association of the Owners.

Being the same property conveyed to Shepley Heard, unmarried by Warranty deed from Bonnie T. Mitchell d/b/a Mitchell Designs of record in Instrument No. 20140616-0052153 Register's Office for Davidson County, Tennessee, dated June 12, 2014 and recorded on June 16, 2014.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 55, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20131016-0108244, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20131016-0108243, in the Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville for electric lines of record in Book 1133, Page 8, in the Register's Office for Davidson County, Tennessee.
- Easement to TVA/USA of record in Book 1136, Page 1, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3511 A Wrenwood Avenue , Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF JUNE, 2017.

Shepley Heard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEPLEY HEARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212