BILL GARRETT, Davidson County
Trans:T20170052571 DEEDWARR
Recvd: 06/20/17 09:52 2 pgs
Fees:13.00 Taxes:660.45
20170620-0061791

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 59060
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey L. Fry 6011 Cortez Court Hermitage, TN 37076	SAME AS NEW OWNER

TAX MAP PARCEL NUMBERS: 08602003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Sheppard and spouse, and John Paul Sheppard**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey L. Fry** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Dodson Heights of record in Book 2900, page 113, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather Sheppard and spouse, John Paul Sheppard by Warranty Deed from Ronal Lewis Bright and wife, Karen Elaine Bright, dated February 26, 2015 and recorded on March 2, 2017 of record in Instrument No. 20150302-0018065, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 113, said Register's Office, which Plan shows a 30, foot minimum building setback line from Cortez Court, and a 10 foot easement for public utility and sewer purposes along the rear line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the southeasterly and southwesterly front corners of said lot.

This is improved property, known as 6011 Cortez Court, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12 day of June, 2017

Heather Sheppard

John Paul Sheppard

State of Florida

County of Pasco

On this 12 day of June, 2017, before me the undersigned authority, personally appeared Heather Sheppard and John Paul Sheppard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 2.1.20

CHRISTINA V. THOMAS
MY COMMISSION # FF 950222
EXPIRES: February 1, 2020
Bonded Thru Notary Public Underwriters

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $178,500.00.

Affiant

Sworn and subscribed before me this 12 day of June, 2017

Notary

My Commission Expires: 10.30.2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY