Bill Garrett Davidson County
Batch# 3716 DEEDWARR
09/22/2017 10:08:02 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20170922-0097346

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Linda M. Shepherd, Trustee
718 Thompson Ln Ste 108 #231
Nashville, TN 37204

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Pinnacle Bank
128 Franklin Rd
Brentwood, TN 37027

Map/Parcel
#145-10-41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancy N. White Sneed and husband, Glenn A. Sneed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Linda M. Shepherd, Trustee of the Linda M. Shepherd Revocable Living Trust**, hereinafter called the GRANTEE, her 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 the southerly part of Lot No. 60 on the Plan of Tyne Valley Estates, Section VII, as shown by plat and survey of record in Book 3700, page 9, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 200 feet on the north side of Otter Creek Road and runs back between lines 390 feet to a dead line and measures 200 feet.

Being the same property conveyed to Nancy N. White Sneed and husband, Glenn A. Sneed by Quitclaim Deed dated August 7, 1997, from George E. Mudter, Jr., Trustee, of record in Book 10574, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **1342 Otter Creek Road, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 OUR HANDS, this the **21st** day of **September, 2017.**

Nancy N. White Sneed

Nancy N. White Sneed

Glenn A. Sneed

Glenn A. Sneed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy N. White Sneed and Glenn A. Sneed** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of September, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $585,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 12-1-2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY