WARRANTY DEED

Bill Garrett Davidson County
Batch# 10884 DEEDWARR
10/10/2017 02:55:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20171010-0103965

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$375,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of October 2017

Notary Public
My Commission expires: 8-5-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gilbert M. Renault	SAME	084-01-0E-001.00CO
2624 Airpark Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Devan McClish, Thomas G. Shepard and Sonya A. Shepard**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Gilbert M. Renault and Elizabeth M. Renault**, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. A as shown on the Plan of 2620 Airpark Drive, a Townhouse Planned Unit Development having been established by the Declaration of Covenants, Conditions and Restrictions of 2620 Airpark Drive of record in Instrument Number 20160524-0051997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Devan McClish, Thomas G. Shepard and Sonya A. Shepard, byWarranty Deed from David DeDominicis, of record in Instrument Number 20160316-0024828, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $950.11 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 084-01-0E-001.00CO, which are not due until 10/1/2017.
- Subject to all matters on Plan of record in Plat Book 1835, Page 54, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160524-0051997, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20160524-0051997, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2624 Airpark Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 28, 2017.

Devan McClish

Thomas G Shepard

Sonya A Shepard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish, Thomas G. Shepard and Sonya A. Shepard**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 28, 2017

My commission expires 5.3.2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5.3.2021