NEW OWNER:

Building Company Number 7, Inc
615 Main Street, Ste 126
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0658 FR

Map 081 Group 02-0-U Parcel 002.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 31697 **DEEDWARR**
11/30/2017 10:48:55 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20171130-0122182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHEPARD INVESTMENTS LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BUILDING COMPANY NUMBER 7, INC., a Tennessee Corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1732B on the plan of Homes at 1732 Pecan Street, and of record in Instrument No. 20161011-0107221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to CCI, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from Integrity First Realty, LLC, a Tennessee Limited Liability Company, dated April 4, 2016, and of record in Instrument No. 20160407-0033570, Register's Office For Davidson County, Tennessee.

BEING the same property conveyed to C&W Urban Development, LLC, by Quitclaim Deed, from CCI, LLC, dated July 22, 2016, and of record in Instrument No. 20161005-0104925 and re-recorded in 20161014-0108945, Register's Office For Davidson County, Tennessee.

BEING the same property conveyed to Shepard Investments, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from C & W Urban Development, LLC, a Tennessee Limited Liability Company, dated October 3, 2016, and of record Instrument No. 20161011-0107220, Register's Office for Davidson County, Tennessee. (

This is IMPROVED property known as 1732B Pecan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **November, 2017**.

SHEPARD INVESTMENTS LLC, by RYAN CHURCH, Member

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RYAN CHURCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Managing Member of Shephard Investments LLC, the within-named bargainor, and as such authorized officer, being given the authority to do so, executed the within instrument on behalf of the corporation for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **November, 2017**.

Tammy A Mowrey
NOTARY PUBLIC

My commission expires: 9.07.2020

TAMMY A MOWREY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **285,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NORTHERN SKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY