This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $440,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2017.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ethan T. Bryant 502 Southgate Avenue, Unit 7 Nashville, TN 37203	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	105-11-0D 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDA M. SHEPHERD, TRUSTEE OF THE LINDA M. SHEPHERD REVOCABLE LIVING TRUST, DATED NOVEMBER 11, 2014, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ETHAN T. BRYANT, AN UNMARRID MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 7, Southgate Townhomes as shown in the Declaration of Covenants, Conditions and Restrictions for 502 Southgate Townhomes of record in Instrument No. 20131218-0127998, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda M. Shepherd, Trustee of The Linda M. Shepherd Revocable Living Trust, dated November 11, 2014, by Warranty Deed dated 04/07/2015 from Ewing Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150410-0031751, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 502 Southgate Avenue, Unit 7, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Bill Garrett Davidson County
Batch# 32320 DEEDWARR
12/01/2017 12:05:13 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20171201-0122814

Witness my hand this the 30th day of November, 2017.

Linda M. Shepherd Revocable Living Trust, dated November 11, 2014

Linda M. Shepherd, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda M. Shepherd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor Linda M. Shepherd Revocable Living Trust, dated November 11, 2014, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Linda M. Shepherd such Trustee.

Witness my hand and official seal this 30th day November, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY