Bill Garrett Davidson County
Batch# 87161 DEEDWARR
05/01/2018 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20180501-0041183

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Bobby Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bobby Sheppard, II	IBERIABANK d/b/a IBERIABANK Mortgage	176 01 0 008.00
(NAME)	(NAME)	
4444 LaVergne Couchville Pke	P.O. Box 7171	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Two Thousand And No/100 Dollars ($162,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Verdone Family Trust, with Darren Dixie as Trustee and not personally under the provisions of a trust agreement dated the 24th day of October, Two Thousand and Thirteen, known as Trust Number 4444**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bobby Sheppard, II**, hereinafter called the Grantees, their 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 all of Lot No. 67, on the Plan of Hickory Woods, Section A, as shown by plat appearing of record in Plat Book 6900, page 511 as corrected by Surveyors Certificate of Correction in Book 7582, page 167, and further corrected by Surveyor's Certificate of Correction in Book 9997, page 844 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Verdone Family Trust, with Darren Dixie as Trustee and not personally under the provisions of a trust agreement dated the 24th day of October, Two Thousand and Thirteen, known as Trust Number 4444 by Warranty Deed to Trustee from Laura Bistok Verdone and husband Gregory Mark Verdone, dated October 24, 2013 and recorded October 28, 2013, in Instrument No. 201310280111772, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-182326FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4444 LaVergne Couchville Pke. Antioch, TN 37013

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 30th day of April, 2018

Verdone Family Trust, with Darren Dixie as Trustee and not personally under the provisions of a trust agreement dated the 24th day of October, Two Thousand and Thirteen, known as Trust Number 4444

BY: _____
Darron Dixie
Manager

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Verdone Family Trust, with Darren Dixie as Trustee and not personally under the provisions of a trust agreement dated the 24th day of October, Two Thousand and Thirteen, known as Trust Number 4444, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

AMY K FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

File Number: MFR-182326FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

