BOX 8

Name and Address of New Owner:
Alyssa Patel
2413A Branch St
Nashville, TN 37206

Send Tax Statements To:
CapStar Bank
2002 Richard Jones Rd., 300A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18050581

Map and Parcel: 072 11 2C 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shepard Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Alyssa Patel, a single woman**, 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 Unit A, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2413 Branch Street of record in Instrument No. 20161019-0110383, corrected by Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20161020-0110973, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Shepard Investments, LLC, a Tennessee limited liability company, by Warranty Deed filed for record on August 4, 2016 in Instrument Number 20160804-0080950, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2413 Branch Street of record in Instrument No. 20161019-0110383, corrected by Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20161020-0110973; Covenants, Conditions and Restrictions of Glenmeade of record in Instrument Number 20161019-0110383 and by Scrivener's Affidavit of record in Instrument Number 20161020-0110973; Easement for sanitary sewers and/or storm drainage of record in Book 4218, page 609; said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2413A Branch St, Nashville, TN 37206

Bill Garrett Davidson County
Batch# 97162 **DEEDWARR**
05/25/2018 02:48:55 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20180525-0050479

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 we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 25th day of May, 2018.

Shepard Investments, LLC

BY: /

Ryan Church, Chief Manager

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Ryan Church, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Shepard Investments,LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal this 25th of May, 2018.

Notary Public

My Commission Expires: 4/1/2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,900.00.

Affiant Signature

Subscribed and sworn to before me, this 25th day of May, 2018.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018