NEW OWNER:

MATTHEW SHEPPARD
144 DELLWAY DRIVE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS RD SUITES 110 & 200-A
ANAHEIM CA 92806

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0939

Map & Parcel 060-16-0-168.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 118531 **DEEDWARR**
07/19/2018 11:34:07 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20180719-0070467

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars ($424,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANK NEWSOM, II** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW SHEPPARD and MELODY SHEPPARD, husband and wife**, ("Grantee"), their heirs 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 located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 239 on the Plan of Joywood Heights Section II, as shown on the plat of the same of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to FRANK NEWSOM, II, a married man by Warranty Deed from Jeffrey Lewis Hathaway, individually and as Executor of the Estate of Margaret Elizabeth Hathaway and Anthony Keith Hathaway and Roxanne Green, dated January 30, 2017, and of record in Instrument No. 20170201-0010804, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Margaret E. Hathaway, a single woman by Warranty Deed from Linda L. Castle Coleman, Dennis Wayne Castle and Deborah (Michelle) Castle Ragsdale as sole heirs of Lofty Castle, dated December 11, 1998, and of record in Book 11302, Page 302, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **144 DELLWAY DRIVE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 matters shown on the plat of record at Plat Book 1130, Pages 92 and 93, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 13th day of July, 2018.

FRANK NEWSOM, II

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FRANK NEWSOM, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$424,900.00** .

AFFIANT

Sworn to and subscribed to before me this 13th day of July, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022