WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 173957 DEEDWARR
12/13/2018 03:01:29 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20181213-0121466

G-VRES-18-1403

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Micah Leah Claire Sheppard	**SWBC Mortgage**	
(NAME)	(NAME)	
1403 Elliston St.	**9311 San Pedro Ave., Ste. 100**	**053-03-0-127.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABIGAIL ELIZABETH FELBER, AN UNMARRIED WOMAN AND MATTHEW PHILLIP SPOON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICAH LEAH CLAIRE SHEPPARD, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Fourth Civil District of Davidson County. Tennessee, being Lot No. 85, and part of Lot No. 86, Section "C" Village of Old Hickory, as shown on the plan recorded July 16, 1948, of record in Book 1424, Page 66, Register's Office for said County.

Said part of Lot No. 86 is described as follows: Beginning with an iron pin at the Northwest corner of Lot No. 86 and running thence the following courses and distances; South 89 degrees 10 minutes East 72.1 feet to an iron pin; thence South 0 degree 46 minutes West 28.5 feet to an iron pin; thence North 89 degrees 10 minutes West 72.0 feet to an iron pin; thence North 0 degree 40 minutes East 28.5 feet to an iron pin and the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.09 acres, more or less; (as to Lot 85), and 0.05 acres, more or less, (as to Lot 86).

Being the same property conveyed to Abigail Elizabeth Felber, an unmarried woman, and Matthew Phillip Spoon, an unmarried man, as Tenants in Common with Right of Survivorship by Warranty deed from Wylie Chapman and Colleen Chapman, husband and wife of record in Instrument No. 20180123-0006982 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 23, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1403 Elliston St., Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF DECEMBER, 2018.

Abigail Elizabeth Felber

Matthew Phillip Spoon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL ELIZABETH FELBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW PHILLIP SPOON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212