THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420227** Karen Johnson Davidson County Batch# 238206 **DEEDWARR** 06/04/2019 08:51:28 AM 2 pgs Fees: $13.00 Taxes: $1,835.20 20190604-0052876	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $496,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad Shepard and Kim Shepard 3504A Amanda Avenue Nashville, TN 37215	New Owner	Tax Parcel ID No. 14705024300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of the Timberdale Trust, dated August 15, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Shepard and Kim Shepard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Two Caldwell Country Estates of record in Plat Book 2663, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William T. Chapman, IV, Trustee of the Timberdale Trust u/a/d 08/15/14 by Warranty Deed from Mirian Habshey as the sole heir at law of Joseph H. Habshey, III, recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075485, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO CALDWELL COUNTRY ESTATES, as recorded in Plat Book 2663, Page(s) 128.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2802, Page 369; Book 2907, Page 93; Book 2921, Page 87; Book 3071, Page 5; Book 3096, Page 10; Book 3281, Page 605 & Book 3311, Page 233.

This is improved property located at 342 Timberdale Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2019.

The Timberdale Trust, dated August 15, 2014

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Timberdale Trust, dated August 15, 2014 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of May, 2019

_____
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021