Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,500.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2019

Notary Public
My commission expires: 1-24-21

Karen Johnson Davidson County
Batch# 240256 DEEDWARR
06/07/2019 10:15:22 AM 2 pgs
Fees: $13.00 Taxes: $760.35

20190607-0054652

Address of New Owner:	Send Tax Bills to:	Tax Information
Impact Property Solutions, LLC 504 Southcrest Dr Nashville, TN 37211	504 Southcrest Project Series 504 Southcrest Dr Nashville TN 37211	147-15-0-133.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda G Shepherd representative of the Estate of Betty Lou Shepherd and Patricia Dianne Shepherd,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Impact Property Solutions, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the plan of Whispering Hills, Section I, of record in Plat Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 139 feet on the northwesterly margin of Southcrest Drive and extends back 258.8 feet on the southwesterly line and 278 feet on the northeasterly line to a dead line in the rear, which is a broken line, measuring 192 feet thereon.

Being the same property conveyed to Samuel W. Shepherd and wife, Betty P. Shepherd, by Warranty Deed from E. E. Jenkins, Jr. and wife, Lillian Irene Jenkins, dated February 21, 1974 of record in Book 4791, page 549, Register's Office for Davidson County, Tennessee Samuel W Shepherd having since died on January 23rd, 2000 leaving Betty Lou Shepherd as sole owner, Betty Lou Shepherd having since died on August 27th, 2018 Will being Probated in the Probate Court of Davidson County leaving the property to Linda G. Shepherd and Patricia Dianne Shepherd.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 504 Southcrest Dr, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of May, 2019.

Linda G Shepherd representative of the Estate of Betty Lou Shepherd

Patricia Dianne Shepherd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda G Shepherd and Patricia Dianne Shepherd,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of May, 2019.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2019056232