Karen Johnson Davidson County
Batch# 271423 DEEDWARR
08/14/2019 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $2,858.25
20190814-0081217

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32144-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
NCC Real Estate, LLC 2711 Greystone Road Nashville, TN 37204	New Owner	11807004000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Linda M. Shepherd** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **NCC Real Estate, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot 26, Berrywood, as shown on the plat of record in Plat Book 1835, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said property.
>
> BEING all of the same property conveyed to Linda M. Shepherd, unmarried by Deed dated July 18, 2013 from Aaron Andersen, married, of record in Instrument No. 20130722-0075205, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2711 Greystone Road, Nashville, TN 37204.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of August, 2019.

Linda M. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda M. Shepherd, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 14th day of August, 2019.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $772,500.00.

Affiant

Subscribed and sworn to before me this
14th day of August, 2019.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 11807004000. Estimated 2019 taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 1835, Page 24, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instruments of record in Book 1786, Page 361 and Book 1855, Page 478, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

5. Subject to a 150-foot TVA Transmission Line Easement as set out in Plat Book 1835, Page 24, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.