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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $850,000.00.

Crystal Peattie
Affiant

Subscribed and sworn before me this the 26th day of August, 2019.

Judy S. Wells
Notary Public
My commission expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

Karen Johnson Davidson County
Batch# 276682 DEEDWARR
08/27/2019 08:54:21 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20190827-0086012

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Peattie and Crystal Peattie 1342 Otter Creek Rd Nashville, TN 37215	Shelter Lending Services PO Box 740039 Cincinnati, OH 45274-0039	145-10-0 041.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDA M. SHEPHERD, TRUSTEE OF THE LINDA M. SHEPHERD REVOCABLE LIVING TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN BLAKE PEATTIE AND CRYSTAL PEATTIE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 60 on the Plan of Tyne Valley Estates, Section VII, as shown by plat and survey of record in Book 3700, page 9, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 200 feet on the north side of Otter Creek Road and runs back between lines, 390 feet to a dead line and measures 200 feet.

Being the same property conveyed to Linda M. Shepherd, Trustee of the Linda M. Shepherd Revocable Living Trust, by Warranty deed from Nancy N. White Sneed and Husband, Glenn A. Sneed, dated 09/21/2017, of record in Instrument No. 20170922-0097346, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1342 Otter Creek Rd, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 26 day of August, 2019.

Linda M. Shepherd Revocable Living Trust dated November 11, 2014

Linda M. Shepherd, Trustee, Trustee

Linda M. Shepherd, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda M. Shepherd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Linda M. Shepherd Revocable Living Trust dated November 11, 2014, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Linda M. Shepherd Revocable Living Trust dated November 11, 2014 by the said Linda M. Shepherd as such TRUSTEE.

Witness my hand and official seal this 26 day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022