ADDRESS NEW OWNER: Tosha R. Lesure
4416 BIRDSEYE CT.
HERMITAGE, TN 37076

SEND TAX BILL TO: PRIME LENDING
18111 PRESTON RD. #900
DALLAS, TX 75252

Karen Johnson Davidson County
Batch# 286037 DEEDWARR
09/16/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20190916-0093495

MAP-PARCEL NOS. 085-04-0A-011.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Christopher G. Shepard and Jessica G. Shepard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tosha R. LeSure, a single person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 11 on the plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1A, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christopher G. Shepard and Jessica G. Shepard, husband and wife, from Veronica Floyd, unmarried, by Warranty Deed recorded on November 3, 2014, in Instrument No. 20141103-0101243, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4416 Birdseye Court, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the plan of the First Revision, Final Plat, The Reserve At Stone Hall (Formerly Eversong At Ravenwood) Phase 1, Section 1a of record in Instrument No. 20091005-0092019, Register's office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions contained in the Instrument of record in Instrument No. 20090310-0021482; Instrument No. 20090407-0031921; Instrument No. 20090515-0044929; and Instrument No. 20090623-0058338, all in said Register's Office.(4) Second Amended and Restated Declaration of Restrictive Covenants for the Reserve At Stone Hall of record in Instrument No. 20120202-0009628, and Supplemented in Instrument No. 20120207-0011118, Register's Office for Davidson County, Tennessee.(5) Waterline Easement of record in Book 4212, page 147, Register's Office for Davidson County, Tennessee.(6) Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.(7) Retention by Ravenwood Club, Inc. of existing water line of record in Instrument No. 20050111-0004208, Register's Office for Davidson County, Tennessee.(8) Waterline Easement and Maintenance set out in Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.(9) Storm Water Detention Agreement of record in Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.(10) Quitclaim Deed to Homeowner's Association for common elements, open space and common area (Section 1A, Phase 1A), of record in Instrument No. 2009031-0021483, Register's Office for Davidson County, Tennessee.(11) Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-005621, Register's Office for Davidson County, Tennessee.(12) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of September 2019.

Christopher G. Shepard

Jessica G. Shepard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christopher G. Shepard and Jessica G. Shepard, husband and wife** , with whom I am personally acquainted, or who 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 office this 13th day of September 2019.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $439,000.00.

Affiant

Subscribed and sworn before me this 13th day of September 2019.

Notary Public
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

File No. 1908K182

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022