Karen Johnson Davidson County
Batch# 336675 DEEDWARR
12/31/2019 09:18:15 AM 2 pgs
Fees: $13.00 Taxes: $797.35
20191231-0134810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00

Victoria L. Shepard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2019

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Please return →

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Victoria L. Shepard	~~LoanDepot.com, LLC~~ Hometown Lenders Inc.	135120B01100
(NAME) 2142 Nashboro Blvd. Unit 11	(NAME) 310 Bridge Street 4th Floor, Suite A ~~20642 Towne Centre Dr.~~	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Huntsville, AL 35801 ~~Foothill Ranch, CA 92610~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193456

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Kimberly A. Dunlap Borders , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Victoria L. Shepard, a single woman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit and Lot No. 11 as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village- Tract 7" of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kimberly A. Dunlap by Warranty Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes dated September 28, 2001 and filed of record in Instrument No. 20011005-0108976, Register's Office for Davidson County, Tennessee.

Kimberly A. Dunlap is now known as Kimberly A. Dunlap Borders.

Unimproved ☐

This is improved ☒ property, known as 2142 Nashboro Blvd. Unit 11, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2019

Kimberly A. Dunlap Borders

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly A. Dunlap Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of December, 2019.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY