PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 389662 DEEDWARR
04/22/2020 11:21:24 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20200422-0042230

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Janice Collins
Affiant

Subscribed and sworn to before me, this 20 day of April, 2020.

Robin S Edwards
Notary Public

My commission expires:
3/25/2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
11973 Southern Blvd
Royal Palm Beach, FL 33411

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lindsey Marie Shepard	NEW OWNER	**06108004200**
4610 Log Cabin Road		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

John Lee Corban, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsey Marie Shepard, A Married 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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Plan of Mrs. Addie Boone's Subdivision, as of record in Plat Book 974, page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northeasterly margin of Log Cabin Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots Eastwardly 219 feet; thence with the Easterly line of Lots Nos. 2 and 4, Northwardly 109.5 feet; thence Southwestwardly 245 feet, more or less, to the Northeasterly margin of Log Cabin Road; thence with same Southeastwardly 100 feet to the beginning.

Being the same property conveyed to John Lee Corban, unmarried, by Warranty Deed from Beverly S. Beam and Wayne W. Beam, Sr., Trustees of The Colleen Sanders Revocable Living Trust, dated September 27, 2007, dated January 4, 2008, of record in Instrument No. 20080108-0002149, Register's Office for Davidson County, Tennessee. Christina Corban joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4610 Log Cabin Road, Nashville, TN 37216.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 04-20-2020
John Lee Corban

_____ Date: 4/20/2020
Christina Corban

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, John Lee Corban and Christina Corban, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of APRIL, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22