THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210636008

Karen Johnson Davidson County
Batch# 691216 **DEEDWARR**
08/05/2021 09:46:05 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20210805-0105223

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

y Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Ogilvie	David Ogilvie	Tax Parcel ID No.
927 Strand Fleet Drive	908 W. Main St.	149 02 0B 149.00
Antioch TN 37013	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas G. Shepard, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David G. Ogilvie, unmarried,** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 183 B, Piccadilly Square, Phase II, as shown by plat and survey of record in Plat Book 6900, Page 14, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas G. Shepard, a married man, by Warranty Deed from D'Yuanna L. Allen, a married person, of record in Instrument No. 20151210-0124405, in the Register's Office of Davidson County, Tennessee, dated December 08, 2015 and recorded on December 10, 2015.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights

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arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Piccadilly Square, Phase II, as recorded in Plat Book 6900, Page(s) 14.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase II, Piccadilly Square, as recorded in Plat Book 6250, Page(s) 93.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6236, Page 683 as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, as amendment to artciles in Book 6295, Page 556 and Book 6295, Page 564, as amended By-Laws in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588 and Book 6300, Page 431 and as Clarifcation in Book 6830, Page 739.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6355, Page 322.

This is improved property located at 927 Strand Fleet Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2021.

Thomas G Shepard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas G Shepard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024