BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 986544 DEEDWARR
03/30/2023 09:26:56 AM 2 pgs
Fees: $13.00 Taxes: $3,144.63

20230330-0023049

File #23-DM-0012-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

Laura Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2023.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

J-L-P
Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leon Robert Scott	Same as new owner	
(NAME)	(NAME)	**105 04 0U 001.00**
12 Shepard St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **14 SHEPARD STREET PARTNERS, LP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEON ROBERT SCOTT, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Fourteen Shepard Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Fourteen Shepard Street, a Horizontal Property Regime, of record in Instrument Number 20201230-0154848, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 14 Shepard Street Partners LP, by Quitclaim Deed from Central Coast Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220606-0064710, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022 and recorded on June 06, 2022.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trimbles Addition, as recorded in Plat Book 57, Page(s) 53; said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201230-0154848; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **12 Shepard Street, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28th day of March, 2023.

14 Shepard Street Partners, LP, a Tennessee Partnership

By: _____
Matthew Hagerty, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2023, before me personally appeared Matthew Hagerty, Authorized Agent of 14 Shepard Street Partners, LP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2023.

_____
Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204