Book 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

Instr:200007100067811 Page: 1 OF 2
REC'D FOR REC 07/10/2000 8:39:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $647.13

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Shearer	Mortgage Resources, Inc.	87/1/11
(NAME)	(NAME)	
4117 New Hope Meadows Road	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Timothy L. Davey and wife Jayne M. Davey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher S. Shearer and wife Lisa H. Shearer, 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 Davison County, Tennessee, being Lot No. 102 on the Plan of New Hope Meadows Phase I of record in Plat Book 6900, Page 653 and corrected in Book 7664, Page 465, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy L. Davey and wife Jayne M. Davey, by deed of record in Book 11000, Page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4117 New Hope Meadows Road, Nashville, TN 37076
(House Number) (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 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 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 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.

Witness my/our hand(s) this 30th day of June, 2000.

Timothy L. Davey

Jayne M. Davey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Davey and wife Jayne M. Davey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

