Davidson County DEEDWARR
Recvd: 03/18/02 15:19 2pgs
Fees:13.00 Taxes:438.45

20020318-0033629

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~April 24, 2002~~. 6-26-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha Williams	Taybe, Bear & Whitaker	Map 104-08-0
(NAME) 1714 Villa Place	(NAME) 101 NE 2nd Street	Parcel 395
(ADDRESS) Nashville, TN	(ADDRESS) Ocala, FL 3470-6642	
(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,

THOMAS H. WARE, SUCCESSOR TRUSTEE

OF THE

JONATHAN DAVID SHEARON AND DANIEL MARTIN SHEARON TRUST,

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

MARSHA WILLIAMS ,

HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 61, on the plat of O. B. Hayes plan of lots of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee, described according to survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated January 30, 1975, as follows:

SAID Part of Lot No. 61 fronts 50 feet on the east margin of Villa Place and extends back between parallel lines 159.4 feet to a line on the rear.

BEING the same property conveyed to Thomas H. Ware, Successor Trustee, of the Jonathan David Shearon and Daniel Martin Shearon Trust, by Order of the Probate Court for Davidson County, Tennessee, Case No. 97P-1538, Probate Court Clerk's Office for Davidson County, Tennessee, which is of record in Book 10976 page 11 and Order Modifying and Correcting Deed in Book 11040 page 308, Thomas H. Ware being the Successor Trustee of Pamela Sue West Anderson Trustee who was conveyed the property in Book 7249 page 280, the Trust being of record in Book 7249 page 282, all in the Register's Office for Davidson County, Tennessee. Thomas H. Ware, Successor Trustee conveying the property by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, entered February 15, 2002, Case No. 97P-1538.

unimproved ☐

This is improved ☒ property, known as 1714 Villa Place, Nashville, TN 37212

(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 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 our hands this 1st day of March, 2002.

Thomas H. Ware, Successor Trustee of the Jonathan David Shearon and Daniel Martin Shearon Trust
By:

Thomas H. Ware, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William B. Gregory, a Notary Public in and for said County and State, personally appeared Thomas H. Ware, Successor Trustee, whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Successor Trustee of the Jonathan David Shearon and Daniel Martin Shearon Trust, the within-named bargainor, and Trust, and that he as such Successor Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing as Thomas H. Ware, Successor Trustee, of the Jonathan David Shearon and Daniel Martin Shearon Trust.

Witness my hand and official seal at Nashville , Tennessee this 1st day of March, 2002.

Commission expires: April 24, 2002

William B. Gregory Notary Public