Davidson County DEEDWARR
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Fees:13.00 Taxes:288.23

20070504-0053869

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Dorothea Shearon and Thane Shearon, Grantors
TO: Angela Bruce, Grantee

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Angela Bruce 3118 Justin Towne Ct. Antioch, TN 37013	Same as Owner	150.03-0-114.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the ~~transfer~~ is $77,900.00.

Angela D. Bruce
Affiant

Subscribed and sworn to ~~before~~ me this the 30th day of April, 2007.

My commission expires: June 19, 2007

Notary Public
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Dorothea Shearon and Thane Shearon**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Angela Bruce**, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 27A on the Plan of Justin Towne, Section II, as of record in Book 5200, Page 459, and amended in Book 5200, Page 535 and 536, Register's Office for Davidson County, Tennessee.

BEGINNING a point in the northerly tight of way of Justin Towne Court, said point being the southeast corner of the westerly half of Lot No. 27; thence with the northerly right of way north 84 degrees 10 minutes 00 seconds west 26.10 feet to a point; thence leaving said right of way north 5 degrees 50 minutes 00 seconds East 200.92 feet to a point; thence south 83 degrees 43 minutes 54 seconds east 26.10 feet to a point; thence south 5 degrees 12 minutes 58 seconds west 88.90 feet; thence south 6 degrees 17 minutes 06 seconds west 47.83 feet to a point; thence south 6 degrees 21 minutes 13 seconds west 64 feet to the point of beginning and containing 5,339 square feet, more or less.

Being the same property conveyed to Dorothea Shearon and Thane Shearon, husband and wife, by deed recorded October 2, 2002 in Instruement No. 20021002-0119549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3118 Justin Towne Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30th day of April, 2007.

"GRANTORS"

Thane Shearon

Dorothea Shearon

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Thane Shearon and Dorothea Shearon, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this 30th day of April, 2007.

My commission expires: June 19, 2007

Notary Public

{Seal}

