BILL GARRETT, Davidson County
Trans:T20140039715 DEEDWARR
Recvd: 06/05/14 12:38 2 pgs
Fees:13.00 Taxes:1398.60
20140605-0049016

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ (lc)) Davidson
The actual value or consideration, whichever is greater, for this transfer is $378,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of June, 2014.

Notary Public
My Commission Expires: 10/18/16

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mark J. Downton, et ux	6041 Frontier Lane	Farmington Mortgage	
6041 Frontier Lane		2002 Richard Jones Rd 300A	172 06 032.00
Nashville, Tennessee 37211	Nashville, Tennessee 37211	Nashville TN 37215	

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **David N. Shearon and wife, Teresa B. Shearon,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Mark J. Downton and Fiona Leckenby, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21, on the plan of The Highlands, Section Three, of record in Plat Book 5050, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 124.24 feet on the southerly margin of Frontier Land and extends back 153.84 feet on the easterly line and 303.50 feet on the westerly line to a broken line in the rear, measuring 293.84 feet thereon.

BEING the same property conveyed to David N. Shearon and wife, Teresa B. Shearon, by Warranty Deed from Carl J. Danzer and wife, Rena M. Danzer, dated March 30, 1988, of record in Book 7505, Page 925, Register's Office for Davidson County, Tennessee.

Being the property commonly known as 6041 Frontier Land, Nashville, Tennessee 37211.
TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises, more specifically listed as follows:

1. **Taxes for the year 2014 a lien not yet due and payable.**
2. **Subject to all matters shown on the Plan of record in Plat Book 5050, Page 14, Register's Office for Davidson County, Tennessee.**
3. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5104, page 410, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
4. **Subject to Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 6870, page 680, said Register's Office.**

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of June, 2014.

David N. Shearon

Teresa B. Shearon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, CHELSEA LEIGH BROWN, the undersigned, a Notary Public, in and for said State and County, **David N. Shearon and wife, Teresa B. Shearon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 2nd day of June, 2014.

NOTARY PUBLIC
My Commission Expires: [illegible]

CHELSEA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 20MAR15