WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/05/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22275

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert G Myers III	Tennessee Trust Mortgage, Inc	014-00-0-021
(NAME)	(NAME)	
1044 Old New Hope Rd	6398 Highway 41-A	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Pleasant View, TN 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140068738 DEEDWARR
Recvd: 09/15/14 14:00 2 pgs
Fees:13.00 Taxes:323.75
20140915-0084316

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 considerations, the receipt of which is hereby acknowledged, we, **Tommy Burgess Shearon JR and Phillip Ray Shearon**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert G. Myers III and Elizabeth A. Myers, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a survey of a part of the A. J. William Tract, according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract 23 on said survey as follows:

Beginning at a point in the easterly margin of Harper Road, said point being 1179.5 feet north of the centerline of Highway No. 112, being the corner of Lots 23 and 24; thence with the margins of said road, north 2 deg. 13' west 100 feet to a point; thence north 89 deg. 00' east 435 feet to a point; thence south 2 deg. 13' east 100 feet to a point; thence south 89 deg. 00' west 435 feet to the point of beginning.

Being the same property conveyed to T. B. Shearon and wife, Anna Belle Shearon by Warranty Deed dated from O'Conner Homes of Nashville, Inc. of record in Book 3610, Page 385, Register's Office for Davidson County, Tennessee. The said Anna Belle Shearon died on 07/10/2005 leaving Tommy Burgess Shearon a/k/a T. B. Shearon the sole surviving tenant by the entirety. The said Tommy Burgess Shearon a/k/a T. B. Shearon died testate on 03/13/2011 devising his interest in subject property to Tommy Burgess Shearon, Jr. and Phillip Ray Shearon as evidenced in File No. 11P-812, in the Probate Court Clerk's Office for Davidson County and by Affidavit of Inheritance of record in Instrument 201204270036004, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7148 Harper Road, Joelton, TN 37080

(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 GRANTEE(S), their heirs and/or 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/or 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 12th day of Sept, 2014.

Tommy Burgess Shearon JR

Phillip Ray Shearon

State of Tennessee
County of Williamson

Personally appeared before me Tommy Burgess Shearon JR and Phillip Ray Shearon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of September, 2014.

Notary Public
My Commission Expires: 1/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY