WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Mallory K. Messer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File.# 01288-29208

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Mallory K. Messer	Tennessee Trust Mortgage, Inc	014-00-0-021.00
(NAME)	(NAME)	
7148 Harper Road	6398 Highway 41-A	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Pleasant View, TN 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160001463 DEEDWARR
Recvd: 01/07/16 10:33 2 pgs
Fees:13.00 Taxes:436.60
20160107-0001584

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, **Robert G. Myers III and Elizabeth A. Myers, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mallory K. Messer and Preston S. Messer, wife and husband**, 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 Robert G. Myers III and Elizabeth A. Myers, husband and wife by Warranty Deed from Tommy Burgess Shearon Jr., and Phillip Ray Shearon, dated 09/12/2014, recorded 09/15/2014 of record in Instrument No. 20140915-0084316, in the 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 31st day of December, 2015

Robert G. Myers III

Elizabeth A. Myers

State of Tennessee
County of Williamson

Personally appeared before me Robert G. Myers III and Elizabeth A. Myers, 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 31st day of December, 2015.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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