WARRANTY DEED

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Grace Ayton	Renasant Bank	172-08-0A-071.00
(NAME)	(NAME)	
5928 Retriever Court	2001 Park Place N, Ste. 150	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160031945 DEEDWARR
Recvd: 04/19/16 12:10 2 pgs
Fees: 13.00 Taxes: 680.80

20160419-0037723

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, **Max F Shearer and wife, Karen L. Shearer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Grace Ayton and Simeon Paul Ayton, 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:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, Described as follows: to wit:
Being Lot No. 71 on the Plan Of Section Two-B, Hunters Branch, of record in Plat Book 6900, Pages 336-337, Register's Office of said County, to which reference is hereby made for a more Particular Description.

Being the same property conveyed to Max F. Shearer and wife, Karen L. Shearer by Warranty Deed dated 01/15/2008 from Jane Ellen West, Unmarried of record in Instrument 20080117-0005554, Register's Office for Davidson County, Tennessee.

Subject to County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

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 5928 Retriever Court, Antioch, TN 37013
(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 8 day of April, 2016

Max F Shearer

Karen L. Shearer

State of Tennessee
County of Sumner

Personally appeared before me Max F Shearer and Karen L. Shearer, 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 8th day of April, 2016.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066