

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 96,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public

My commission expires: 3618

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mitchel Loveless	New Owner	**13408000900**
433 Ezell Pike		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Daniel B. Shearer and wife Bettie Jo Shearer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitchel A. Loveless, II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 Ezell Road on the Plan of Bowood Heights, as of record in Book 2331, page 47, and amended in Book 2906, page 339, Register's Office for said County.

Said Lot No. 25 fronts 98.0 feet on the westerly side of Ezell Road and runs back 324.3 feet on the northerly side and 291.2 feet on the southerly side to a line in the rear on which measures 97.0 feet.

Being the same property conveyed to Daniel B. Shearer and wife Bettie Jo Shearer, from John William Stevens and wife Katherine Elizabeth Stevens, by Warranty Deed dated January 18, 1984 of record in Book 6217, page 235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 437 Ezell Pike, Nashville, TN 37217.

BILL GARRETT, Davidson County
Trans:T20160056312 DEEDWARR
Recvd: 07/01/16 09:51 2 pgs
Fees:13.00 Taxes:355.20
20160701-0067439

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 genders.

Witness my/our hand(s) this 28th day of June, 2016.

X _____
Daniel B. Shearer

X _____
Bettie Jo Shearer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Daniel B. Shearer and Bettie Jo Shearer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2016.

_____
Notary Public

My Commission Expires: 9/18/18

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County