BILL GARRETT, Davidson County
Trans: T20170017676 DEEDWARR
Recvd: 03/01/17 11:29 2 pgs
Fees: 13.00 Taxes: 832.13
20170301-0020203

WARRANTY DEED

OHARA-H17030

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF February, 2017.

(Affix Seal) Notary Public

My Commission Expires: 9-20-2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Katherine O'Hara, unmarried woman	First Bank	053.16-0-276.00
126 Rifle Range Road	318 Seaboard Lane #205	
Old Hickory, TN 37138	Franklin, TN 37067	

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 consideration, the receipt of which is hereby acknowledged, I/we, MARY A. SHEARON AND JACK SHEARON, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KATHERINE O'HARA, UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, and more particularly described according to a survey by R. L. Montoya, TN R.L.S. No. 697, dated March 20, 2006, as follows:

Beginning at an iron rod in the south margin of Rifle Range Road this being the northeast corner of this particular tarct of land conveyed to Howard and Ann McDonald by deed and recorded in Book 9947, page 162, R.O.D.C., TN, and also being the southeast corner of Lot No. #1 of the Range Heights Subdivision, recorded in plat Book 8250, page 752, R.O.D.C., TN, following along this described margin 48.37 feet with a curve to the left, having a radius of 245.00 to an iron rod set in said described margin; thence, South 77 deg. 10' 46" East, 74.24 feet to an iron rod set in said described margin and this being also the west margin of Charlie Gann Road; thence, South 12 deg. 49' 28" West, 54.47 feet to an iron rod (new), set in this said described west margin of Charlie Gann Road; thence with a curve to the right 70.98 feet, having a radius of 180.00 to an X in the concrete drive this being the southwest corner of this herein described tract of land and also the southeast corner of Lot #30, of the Range Heights Subdivision, recorded in Plat Book 8250, page 936, R.O.D.C., TN: thence, North 54 deg. 34' 56" West, 134.14 feet to an iron rod (old), this being the northwest corner of this herein described tract of land and the southwest corner of Lot #1 of the Range Heights Subdivision as previously mentioned; thence North 24 deg. 07' 53" East, 78.36 feet to the point of beginning, containing 13.071.6 square feet and/or 0.30 acres more or less.

Being the same property conveyed to Mary A. Weatherly by Deed from Ann McDonald, unmarried of record in Inst # 200607200087666, recorded 7/20/2006, Register's Office for Davidson County, Tennessee.

Mary A. Weatherly n/k/a Mary A. Shearon and married to Jack Shearon.

( ) unimproved
This is (X) improved property known as 126 Rifle Range Road, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 February, 2017 :

Mary A. Shearon

Jack Shearon signing to convey marital rights

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhea M Hendl, a Notary Public in and for said County and State, the within named MARY A. SHEARON AND JACK SHEARON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County Tennessee, this 28th day of February, 2017.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019