This Instrument Prepared By:
Marcy Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20170017711 DEEDWARR
Recvd: 03/01/17 12:14 5 pgs
Fees:28.00 Taxes:3200.50
20170301-0020249

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
John Richard and Clea Shearer 6620 Jocelyn Hollow Road Nashville, TN 37205	John Richard and Clea Shearer 6620 Jocelyn Hollow Road Nashville, TN 37205	129 01 0 008.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Eight Hundred Sixty-Five Thousand and 00/100 Dollars ($865,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28 day of Feb., 2017.

Notary Public

My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

For and in consideration of the sum of Eight Hundred Sixty-Five Thousand and 00/100 Dollars ($865,000.00), the receipt and sufficiency of which are hereby acknowledged, MICHAEL A. CARTER, SR. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOHN RICHARD SHEARER and wife, CLEA SHEARER ("Grantees"), their heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 6620 Jocelyn Hollow Road, Nashville, Tennessee. Grantor confirms that the property is improved and is not the usual place of residence of the grantor or his spouse.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 28th day of February, 2017.

Michael A. Carter Sr.

Michael A. Carter, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, MARCY E SHELTON, a Notary Public of said County and State, Michael A. Carter, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 28th day of February, 2017.

M E Shelton

Notary Public

My Commission Expires: 9/11/2017

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 958, as shown on the map entitled West Meade Farms Inc. Section XV, of record in Plat Book 2663, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL A. CARTER SR., by deed from ROBERT E. OSWALT, of record in Instrument No. 20160601-0054810, dated May 27, 2016, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 2663, pages 54 and 55, said Register's Office.