Bill Garrett Davidson County
Batch# 24904 DEEDWARR
11/13/2017 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20171113-0116113

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2017.

Notary Public

My commission expires:
DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. Ste. 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan David Shearer **Sarah Kimberly Shearer**	**New Owner**	**119-07-0-055.00**
2604 Glenrose Ave		
Nashville, TN 37210		

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,

Dream House, LLC

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

Jonathan David Shearer and Sarah Kimberly Shearer, husband and wife

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, being all of Lot No. 82 on the Plan of Laurel Acres, Section 2 according to survey and plat of same appearing of record in Plat Book 2133 Pages 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Included but excluded therefrom part of said lot which was conveyed to the State of Tennessee by deed from Buford B. Walker et al, of record in Book 3399, Page 357, Register's office, described further as follows:

Beginning at a point in the northeast corner of said Lot No. 82 and runs with the east boundary line of said Lot 82 in a southwest direction 74 feet to a point; thence north 19 degrees 40 feet west 98 feet to a point in the north boundary line of Lot 82; thence with said boundary line easterly 68.91 feet to the point of beginning, containing 0.06 acres, more or less.

Being the same property conveyed to Dream House, LLC., by Warranty Deed from Gilmore Properties I, LLC., dated May 31, 2017, of record in Instrument No. 20170601-0054639, 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.

All matters as shown on the plat of record in Plat Book Book 2133, page Page 122, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Instrument No. 20120228-0017172, said Register's Office.

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 2604 Glenrose Ave, Nashville, TN 37210.

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 9th day of November, 2017.

Dream House, LLC

By: _____
Lee Turley, Member

By: _____
Jessica Turley, Member

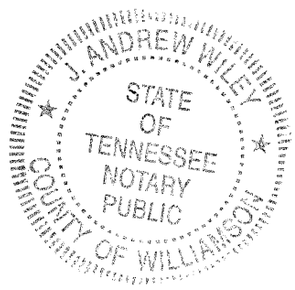
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lee Turley and Jessica Turley,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged themselves to be the **Members** of **Dream House, LLC,** the within named bargainor, and as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Lee Turley and Jessica Turley** as such **Members,** and attesting the same.

Witness my hand and official seal at office at Nashville , Tennessee, on this 9th day of November, 2017.

_____
Notary Public

Commission Expires: DEC 27 2017



True Copy Certification

I, **KRISTEN TRAINI**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary's Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY