This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1496

Bill Garrett Davidson County
Batch# 62431 DEEDWARR
02/26/2018 02:04:16 PM 2 pgs
Fees: $13.00 Taxes: $932.40
20180226-0017877

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 22nd day of February, 2018

Notary Public
My Commission Expires: 12/15/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Shearer and Kahley Shearer 2000 Strombury Dr. Hermitage, TN 37076	new owner	086-08-0A-045.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ben N. Buckner and Kayla M. Buckner, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron* Shearer and Kahley Shearer, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

* Jeffrey

Land in Davidson County, Tennessee, being all of Lot No. 458, on the Final P.U.D. Plan, Planned Unit Development, Phase III-A, Camden Woods, as shown by plat appearing of record in Plat Book 7900, Page 571, as amended in Book 9475, Page 440, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ben N. Buckner and Kayla M. Buckner, husband and wife, by Warranty Deed from Andy Regg, an unmarried man, recorded on the 11th day of December, 2015 in Instrument No. 20151211-0124756, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2000 Strombury Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2018.

GRANTOR:

Ben N. Buckner

Kayla M. Buckner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben N. Buckner and Kayla M. Buckner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of February, 2018.

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020