THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 122637 DEEDWARR
07/31/2018 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20180731-0074593

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Krystie James ~~and Lincoln R. Whitehead~~ 712 Delray Drive Nashville, TN 37209	Pinnacle Bank 150 3rd Ave, Ste. 900 South Nashville, TN 37201	091-10-0-395.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LISA E. NELSON SHEARER AND PAUL GREGORY SHEARER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KRYSTLE L. JAMES, an unmarried person** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Revised Plan of Section 1, Morrow Meadows, of record in Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 50 feet on the easterly side of Delray Drive and runs back 116 feet on the northwesterly line and 112.2 feet on the southerly line to a dead line, measuring 61 feet thereon.

Being the same property conveyed to Lisa E. Nelson by Warranty Deed from Sarah Norris, unmarried, of record on February 22, 2013, at Instrument No. 20130222-0018077, Davidson County Register of Deeds.

Lisa E. Nelson is now married and known as Lisa E. Nelson Shearer. Paul Gregory Shearer is joining this conveyance to convey any spousal rights he has to the property.

This property is commonly known as **712 Delray Drive, Nashville, TN 37209**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 30TH day of **July, 2018**:

Lisa E. Nelson Shearer

Paul Gregory Shearer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LISA E. NELSON SHEARER AND PAUL GREGORY SHEARER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of July, 2018:

W. MARCUS GARTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $195,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30 DAY OF JULY, 2018:

Notary Public

My Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18