Karen Johnson Davidson County
Batch# 219394 DEEDWARR
04/18/2019 08:45:46 AM 2 pgs
Fees: $13.00 Taxes: $1,061.53
20190418-0035665

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$286,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristin McLaughlin 2000 Strombury Drive Hermitage, TN 37076	NEW OWNER	086-08-0A-045.00-C

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 consideration, the receipt of which is hereby acknowledged, I/we, **Aaron Jeffrey Shearer and Kahley Shearer, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kristin McLaughlin, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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 Aaron Jeffrey Shearer and Kahley Shearer, husband and wife, by Warranty Deed dated 02/22/2018 from Ben N. Buckner and Kayla M. Buckner, husband and wife, of record in Instrument 201802260017877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2000 Strombury Drive, Hermitage, TN 37076

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. 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 the 12th day of April, 2019.

Aaron Jeffrey Shearer

Kahley Shearer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Aaron Jeffrey Shearer and Kahley Shearer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of April, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY