File 32065-8

Box 14

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $364,900.00

Michael Maynard
Affiant

Subscribed and sworn to before me this 11th day of July, 2019.

Notary Public
My commission expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 256692 DEEDWARR
07/15/2019 09:36:04 AM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20190715-0068640

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Maynard and Kristina Maynard 2216 Blake Drive Nashville, TN 37211	The State Bank & Trust 401 Clinton St. Defiance, OH 43512	181-01-0B-300.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Stuart Shearin and Jennifer H. Shearin, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Maynard and Kristina Maynard, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57, on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, of record in Instrument No. 20140506-00038378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stuart Shearin and wife, Jennifer H. Shearin, by deed from Joon Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20151223-0129287, Register's Office for Davidson County, Tennessee, and dated December 22, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Sugar Valley of record in Instrument No. 20140506-00038378, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 11069 Page 14 and

made applicable in Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee.

3. Charter for Sugar Valley Homeowners' Association of record in Book 11069 Page 6 Register's Office for Davidson County, Tennessee.

4. ByLaws of record in Book 11069 Page 24 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2216 Blake Drive, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of July, 2019.

Stuart Shearin

Jennifer H. Shearin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of July, 2019, before me personally appeared Stuart Shearin and Jennifer H. Shearin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY