RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912307

Karen Johnson Davidson County
Batch# 276414 DEEDWARR
08/26/2019 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190826-0085659

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2019.

NOTARY PUBLIC

My commission expires: 11/8/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie Renay Spears 357 Clearwater Drive Nashville, TN 37217	Same address as new owner	14908019000

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHALL B. MESSAMORE, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARGIE RENAY SPEARS, UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 19-A, Zone Lot Division of Lots 10-16 & 18-43 on the plan of Edge-O-Lake Estates, Section 21, of record in Plat Book 6250, page 111, and amended in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Marshall B. Messamore, an unmarried man by Warranty Deed from Jenny M. Boland, a married woman who obtained title as an unmarried woman, and her husband Daniel B. Paredes, dated 11/30/2004 and recorded in Instrument No 20041201-0143021, Register's Office for Davidson County, Tennessee. Said property was never the principal residence of the spouse of Marshall B. Messamore.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of August, 2019.

MARSHALL B MESSAMORE

STATE OF FLA
COUNTY OF BREVARD

Personally appeared before me, a Notary Public, Marshall B Messamore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of August, 2019.

INEZ WILLIAMS
Notary Public - State of Florida
Commission # FF 995529
My Comm. Expires Sep 11, 2020

Notary Public

Inez Williams
Printed Notary Name

My commission expires: 9/11/2020

INEZ WILLIAMS
Notary Public - State of Florida
Commission # FF 995529
My Comm. Expires Sep 11, 2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019