WARRANTY DEED

Karen Johnson Davidson County
Batch# 395525 DEEDWARR
05/04/2020 03:18:48 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200504-0046464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/13/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO.(S)
Barbara Lindsay Bales	First Horizon Bank	181 10 0E 047.00
(NAME) 5554 Prada Drive	(NAME) 12195 Metro PKwy Ste 2	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Fort Myers, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth E. Torrence, now known as Elizabeth E. Torrence Shearon, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Barbara Lindsay Bales, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plat of High Point, Phase 2, Section 2, of record in Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Elizabeth E. Torrence, a single woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated July 28, 2015 and recorded on August 4, 2015 as Instrument No. 20150804-0077338, Register's Office for Davidson County, Tennessee.

Joe Shearon, husband of Elizabeth E. Torrence Shearon hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-CT-20-5554

unimproved ☐
This is improved ☒ property, known as 5554 Prada Drive, Brentwood, TN 37027

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, herr heirs and assigns forever; and we do covenant with the 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 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 Grantee, her 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 our hands this 30th day of April, 2020.

Elizabeth E Torrence Shearon
by Laurie M Hart

Elizabeth E. Torrence Shearon by Laurie M. Hart
Attorney In Fact

Joe Shearon by Laurie M Hart
atty in Fact

Joe Shearon by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Elizabeth E. Torrence Shearon and Joe Shearon, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Elizabeth E. Torrence Shearon and Joe Shearon, for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2020.

Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021