Realty Title
48A

WARRANTY DEED

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/29/02

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Escrow and Closing Company	SAME	155-16-0-A-252.00
(NAME)	(NAME)	
1699 Wall Street, Ste. 700	SAME	
(ADDRESS)	(ADDRESS)	
Mount Prospect, IL 60056	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin S. Pearce and wife, Amy S. Pearce**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMERICAN ESCROW AND CLOSING COMPANY, An Illinois Corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5029 Traceway Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our/my hands this 4/29/02.

Davidson County DEEDWARR
Recvd: 06/10/02 08:23 3pgs
Fees:18.00 Taxes:1073.00
20020610-0069904

Kevin S. Pearce

Amy S. Pearce

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Kevin S. Pearce and Amy S. Pearce and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 4/29/2002.

Commission expires:

My Commission Expires February 19, 2003

Notary Public

CYNTHIA A. SCARBER NOTARY PUBLIC DICKSON CO.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Kevin S. Pearce and Amy S. Pearce and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 4/29/2002.

Commission expires:

My Commission Expires:

February 19, 2003

Cynthia A. Dicks

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Traceside, Section Ten, Revision One, of record in Book 9700, Page 827, Register's Office for said County, to whcih plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin S. Pearce and wife, Amy S. Pearce by deed rom Centex Homes, a Nevada General Partnership, of record in Book 11768, Page 931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

(02-0205-41447.PFD/02-0205-41447/50)