Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Thomas Pearson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: . 9-25
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/12/03 08:37 2pgs
Fees:13.00 Taxes:647.13
20030512-0063114

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3060

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Pearson Jr.	SAME	58-9-A-45.00
(NAME)	(NAME)	
2121 Maynard ~~Drive~~ Ct. TP		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(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, Great Southern Homes, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Pearson Jr. and wife, Tonya Pearson, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Creekside Trails, Phase 2, of record in Instrument No. 200207090082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Great Southern Homes, Inc., by Warranty Deed from Eaton's Creek Park Real Estate Investors Fund, LLC, a Tennessee limited liability company (erroneously referred to as Eaton's Creek Real Estate Investors Fund, LLC) dated December 11, 2002, recorded December 13, 2002, of record in Instrument No. 200212130154042, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as Ct. TP 2121 Maynard ~~Drive~~, Nashville, TN 37218

(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 my hand this.

Great Southern Homes, Inc.

By:
Irene F. Cuellar, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Irene F. Cuellar, with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Secretary/Treasurer, respectively of the Great Southern Homes, Inc. the within named bargainor, and corporation, and that he/she as such Secretary/Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Irene F. Cuellar as such Secretary/Treasurer.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 9th day of May, 2003.

Notary Public

My Commission Expires: 1/24/05



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027