Return to : First Title and Escrow Company, Inc.
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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 14:47 2 pgs
Fees:13.00 Taxes:980.13

20060406-0039923

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2006

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ANDREW McCAMPBELL PEARSON AND WIFE, JENNIFER E. PEARSON	Pinnacle National Bank	141-12-0-C
(NAME) 7437 River Bend Circle	(NAME) 211 Commerce Street Suite 300	53.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **STEPHEN S. OGLE AND WIFE, SHERRY F. OGLE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW McCAMPBELL PEARSON AND WIFE, JENNIFER E. PEARSON**, 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, to-wit:

LAND in Davidson County, Tennessee being Lot No. 53 on the Plan of River Bend, A Planned Unit Development, of record in Book 6900, Pages 504-505, 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 STEPHEN S. OGLE AND WIFE, SHERRY F. OGLE, by Deed from STEPHEN M. SCIOSCIA AND WIFE, STEPHANIE P. SCIOSCIA, of record in Instrument No. 20030922-0139929, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of River Bend Estates, of record in Book 7112, Page 481 and amended in Book 7308, Page 805; Book 7308, Page 808; Book 7336, Page 15 and Book 7549, Page 893, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **STEPHEN S. OGLE** pursuant to a Power of Attorney executed by same on the 27TH day of MARCH, 2006, and being filed for record in Instrument No. 20060406000 39922 and being recorded simultaneously herewith.

SHERRY F. OGLE A/K/A SHERRY FERRELLI-OGLE AND SHERRY H. FERRELLI-OGLE

BEING unimproved ☐
Improved ☒ property known as: 7437 River Bend Circle, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 31st day of March, 2006

Sherry F. Ogle

STEPHEN S. OGLE

BY: Stephen S. Ogle
Sherry H. Ferrelli-Ogle, Attorney-In-Fact

Sherry H Ferrelli-Ogle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERRY F. OGLE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2006.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of March, 2006, before me personally appeared SHERRY H. FERELLI-OGLE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of STEPHEN S. OGLE, and acknowledged that she executed the same as the free act and deed of the said Stephen S. Ogle.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2006.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public