WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 08:41 2 pgs
Fees:13.00 Taxes:703.00
20060808-0097019

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. David Pearson	SAME	**117-8-3**
(NAME)	(NAME)	
2932 Primrose Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **William R. Thurman, Delia Corrieri, Edward Thurman, Patricia Anderson, Serena Neumann, and Jeanne Mitchell, as heirs to the Estate of Delia W. Thurman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. David 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:

Being Lot No. 9 of Block "B" on the Map of Belmont Terrace Annex, No. 4 as of record in Book 974, Page 97, Register's Office for Davidson County.

Said Lot No. 9 fronts 65 feet on the southwesterly side of Primrose Circle and runs back between parallel lines 160 feet to the margin of the Tennessee Central Railroad right-of-way.
Excluding from this parcel that piece of real estate conveyed in Book 4773, Page 489, said Register's Office.

Being the same property conveyed to William Ralph Thurman and wife, Delia Wilson Thurman by deed of record in Book 5137, Page 670, said Register's Office, the said William Ralph Thurman having predeceased his wife Delia who died on June 3, 2005 leaving a Last Will and Testament that was admitted to Probate in the Estate of Delia W. Thurman and recorded under Docket Number 05P1001 in the records of the Probate Court Clerk for Davidson County, Tennessee, Under the provisions of the aforesaid Last Will, Mrs. Thurman devised all of her real property, which included the property being conveyed herein, to her six children all of whom are named herein as the Grantors.

Subject to restrictions, easements, covenants, and/or rights-of-way of record in said Register's Office and current years taxes.

unimproved ☐

This is improved ☒ property, known as **2932 Primrose Circle, Nashville, TN 37212**

(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 hands this 2nd day of August, 2006.

Edward Thurman

William R. Thurman

Jeanne Mitchell

Delia Corrieri

Patricia Anderson by Jeanne Mitchell as Attorney in Fact
AAin fact

Serena Neumann by Jeanne Mitchell as Attorney in Fact

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 William R. Thurman, Edward Thurman, Jeanne Mitchell, Serena Neumann, and Delia Corrieri, the bargainors, 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 Nashville, Tennessee this 2ND DAY OF AUGUST, 2006.

Commission expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanne Thurman Mitchell with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within Patricia Anderson and being authorized to act on behalf of said person she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2ND DAY OF AUGUST, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007