Return to:
Homeplace Title
7100 Executive Center Dr.
Brentwood TN 37027
20070196

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2007.

Notary Public

My Commission Expires: 11/10/08

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/30/07 10:40 2 pgs
Fees:13.00 Taxes:739.63
20070730-0089964

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian Pearce and Carleigh Pearce
5629 Seesaw Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172-12-0-B264.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold E. Skelton Jr., unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Brian C. Pearce and wife, Carleigh M. Pearce, hereinafter referred to as Grantees, 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, TN, being Lot No. 182 on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, page 6; Amended in Book 7900, page 581, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold E. Skelton, Jr., unmarried, by warranty deed from Claridge Builders, Inc., of record in Book 9287, page 760, Register's Office for Davidson County, Tennessee, dated March 18, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 581, Register's Office of said County.

Restrictions of record in Book 8069, page 170, Book 9055, page 826, and Book 9058, page 989, said Register's Office.

By-Laws of record in Book 8071, page 531, said Register's Office.

Charter of record in Book 8071, page 520, said Register's Office.

Open Space conveyed in Book 8154, page 304, said Register's Office.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5629 Seesaw Road, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of June, 2007.

x Harold Skelton

Harold E. Skelton Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Harold E. Skelton Jr.,* aka Harold Skelton, SR with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this June 29, 2007.

Witness my hand and official seal this 29th day of June, 2007.

Kimberly D. Hicks

Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010