Record & Return to:
Watauga Title Company
155 Franklin Road
Brentwood

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kimberly Renee Pearson
120 New Castle Court
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

,

MAP 26-7
GROUP
PARCEL 162.00

Davidson County DEEDWARR
Recvd: 08/20/08 13:24 2 pgs
Fees:13.00 Taxes:617.90
20080820-0085626

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cheryl F. Galbreath, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kimberly Renee Pearson**, hereinafter called the GRANTEE, her 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. 240 on the Plan of Windsor Green, phase 2, Section 1, of record in Plat Book 6250, page 989, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cheryl F. Jones, unmarried by deed dated April 16, 1987, from Randall Phillips Builders, Inc. of record in Book 7208, page 474, Register's Office for Davidson County, Tennessee. Cheryl F. Jones is now known as Cheryl F. Galbreath, married.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **120 New Castle Court, Goodlettsville, Tennessee 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

***Thomas H. Galbreath, spouse of Cheryl F. Galbreath, hereby joins in this conveyance transferring all his, right, title, and interest in said property, marital or otherwise,**

WITNESS our hands this the **14th** day of **August, 2008.**

Cheryl F. Galbreath

Thomas H. Galbreath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cheryl F. Galbreath and Thomas H. Galbreath,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of August, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $167,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day
of August, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY