Davidson County DEEDWARR
Recvd: 03/11/09 14:59 2 pgs
Fees:13.00 Taxes:850.63
20090311-0022145

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Nathanael J. Skirvin
1517 Rachaels Ridge
Hermitage, TN 37076

MORTGAGEE
Pinnacle National Bank
211 Commerce St., Suite 300
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
086-04-0-C-032.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anthony D. Pearson and wife, Candace N. Pearson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathanael J. Skirvin, unmarried,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 20 on the Final Plat, Jackson's Grove, Phase Three, as shown by plat appearing of record in Plat Book 9700, page 988, off the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Anthony D. Pearson and wife, Candace Pearson by deed from Landmark Homes of Tennessee, Inc. dated March 28, 2005, of record in Instrument Number 20050330-0034332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants and By-Laws of record in Book 10841, page 583; a Boundary Line Agreement of record in Book 10728, page 584; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 988, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1517 Rachaels Ridge Hermitage, TN 37076.**

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 5th day of March, 2009.

Anthony D. Pearson

Candace N. Pearson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony D. Pearson and wife, Candace N. Pearson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$229,900.00**.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12