WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090041612 DEEDWARR
Recvd: 06/22/09 15:32 2 pgs
Fees:13.00 Taxes:586.45
20090622-0058120

BRANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy F. Pearson and Edna H. Pearson	Mortgage Loan Servicing	
(NAME)	(NAME)	
983 Beech Bend Drive	Dept. 3520 P.O. Box 2153	156-5-3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35287	
(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, **RUSSELL O. NORMENT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY F. PEARSON AND WIFE, EDNA H. 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:

Land in Davidson County, Tennessee, being Lot No. 773 on the Plan of Section Four, Harpeth Woods, of record in Book 5200, page 560, Register's Office of said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russell O. Norment by deed from James Andrew Holbrook, unmarried, dated November 30, 2006, of record as Instrument No. 20061201-0148719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record in Book 5200, page 560, said Register's Office.

This is not the principal place of residence of the Grantor named herein or his spouse.

unimproved ☐

This is improved ☒ property, known as 983 Beech Bend Drive, Nashville, TN 37221

(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 my hand this 19th day of June, 2009.

Russell O. Norment

Russell O. Norment

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 Russell O. Norment, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2009.

Amy Adams Gowan

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

M... Commission Expires NOV. 22, 2010