WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

R-VRES-11-1704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Heier	Same address (NAME)	
1704 Sharpe Avenue (ADDRESS)	as new owner (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-2-291.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THOMAS PEARSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETH HEIER , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50.00 FEET OF LOTS NOS. 1 AND 2 ON THE MAP OF THOMPSON BOND'S SUBDIVISION OF THE NORTH PART OF LOT NO. 6 ON THE MAP OF BROWNSVILLE OF RECORD IN BOOK 547, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF SAID LOTS FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF SHARPE AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF A 15.0 FOOT ALLEY, 150.0 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO THOMAS PEARSON, UNMARRIED BY WARRANTY DEED FROM CONSTANCE E. KAYLOR, UNMARRIED, RECORDED ON THE 8TH DAY OF SEPTEMBER, 2010 IN INSTRUMENT NO. 20100908-0071535, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 39; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1704 Sharpe Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110027083 DEEDWARR
Recvd: 05/06/11 11:21 2 pgs
Fees:13.00 Taxes:517.63
20110506-0035038

Witness my/our hand(s) this 21st day of April, 2011.

Thomas Pearson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Pearson, the within named bargainor, 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 the 21st day of April, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027