WARRANTY DEED

Return TO:
Foundation Title and Escrow, LLC

30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110036106 DEEDWARR
Recvd: 06/16/11 11:55 2 pgs
Fees:13.00 Taxes:1480.00

20110616-0046223

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

R. Barry Gearon Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of **June, 2011**

Kelly Hannigan Gallagher
Notary Public

MY COMMISSION EXPIRES: 7/13/12
(AFFIX SEAL)

KELLY HANNIGAN GALLAGHER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS UNIT
R. Barry Gearon, Sr. and R Barry Gearon, Jr.	New Owner	14610006000
(NAME) 5036 ~~5040~~ Franklin Pike	(NAME) Same	
(ADDRESS) NashvilleNashville, TN 37220 37220	(ADDRESS)	
(CITY) (STATE) (ZIP	(CITY) (STATE) (ZI	

For and in 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, I/WE, Pam Thomson, Successor Trustee, **The Revocable Living Trust of Richard Head and Sarah Head**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R. Barry Gearon, Sr. and R Barry Gearon, Jr.**, joint tenants with right of survivorship, 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. 1 on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office for said County.

Said Lot No. 1 fronts 152.4 feet on the Easterly side of Franklin Road and runs back 428.2 feet on the northerly line and 429.6 feet on the southerly line along the North margin of Hogan Road which is a broken line to a dead line in the rear on which it measures 218 feet.

Being the same property conveyed to The Richard Head and Sarah V. Head Revocable Living Trust by Deed from Richard Head and Sarah V. Head, dated February 9, 1995 and filed of record in Book 9594, page 126, Register's Office of Davidson County, Tennessee. Pam Thompson became Successor Trustee of The Richard Head and Sarah V. Head Revocable Living Trust upon the death of the original Trustees, Richard Head, who died on/about January 12, 1996, and Sarah V. Head, who died on/about September 6, 2009, and as such Successor Trustee, possesses full right, power and authority to convey title to the within described property upon such terms and conditions as she may deem advisable without joinder of beneficiary.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5040 Franklin Pike, , TN 37220

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, has 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 **7th** day of **June, 2011**

Avl McCan

The Revocable Living Trust of Richard Head and Sarah Head

BY: Pam Thompson

Pam Thompson, Successor Trustee

STATE OF Florida
COUNTY OF Hillsborough

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Pam Thompson, whom I am personally acquainted and who upon his/her/their oath acknowledged herself to be the Successor Trustee of The Revocable Living Trust of Richard Head and Sarah Head and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Revocable Living Trust of Richard Head and Sarah Head.

WITNESS my hand and official seal at Valrico, Florida, this 6 day of June, 2011.

Jessica Martines
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 31, 13.

JESSICA MARTINES
Notary Public - State of Florida
My Comm. Expires Aug 31, 2013
Commission # DD 915097
Bonded Through National Notary Assn.