# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul Mark Pearson, II | new owner | 141-15-0D-0-164.00-CO |
| (NAME) | (NAME) | |
| 701 Vauxhall Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | , | |
| (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, I, David A. Jenkins, married, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Mark Pearson, II and Kathleen T. Pearson, husband and wife, 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(s) 164, as shown on the map entitled Sheffield on the Harpeth, Phase III-D, of record in Plat Book 7900, pages 710 and 712, as amended in Book 10015, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID A. JENKINS, by deed from DANIELLE DUBETZ AND MARCIA MILLICAN, by deed of record as Instrument No. 20100406-0025652, dated March 19, 2010, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled Sheffield on the Harpeth, Phase III-D, of record in Plat Book 7900, pages 710 and 712, as amended in Book 10015, page 174, said Register's Office; and any and all restrictions and easements of record.

Stacey Jenkins, spouse of David A. Jenkins, joins in the execution of this instrument to convey any marital interest she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 701 Vauxhall 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.

BILL GARRETT, Davidson County
Trans:T20110049063 DEEDWARR
Recvd: 08/10/11 14:03 2 pgs
Fees:13.00 Taxes:1054.50
20110810-0061779

Witness our hands this 5th day of August, 2010.

David A. Jenkins

Stacey Jenkins

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David A. Jenkins and wife, Stacey Jenkins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 5th day of August, 2011

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.