Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120036687 DEEDWARR
Recvd: 05/18/12 09:59 10 pgs
Fees:53.00 Taxes:551.30
20120518-0043164

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 16th day of May, 2012.

Notary Public
My commission expires: 10-19-13

06-1201-74529

Address of New Owner:	Send Tax Bills to:	Tax Information
Lloyd D. Waldron	First Community Mortgage, Inc.	026-06-0 093.00
102 Hollis Court	1611 Delray Street	
Goodlettsville TN 37072	Shelbyville, TN 37160	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charlotte E. Snider, individually and as Administrator of the Estate of Gertrude M. Pearcy, Louis W. Pearcy, Peggy Hegi, Debra Church, a/k/a Debi Church, Gary Pearcy, Individually and as Executor of the Estate of Edward A. Pearcy, Jr., Michael Pearcy, Angela Griffin, Ashley Huffman and Richard Pearcy**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lloyd D. Waldron, unmarried**, hereinafter called the Grantees, their successors 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. 274 on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549 and amended in Book 7859, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward A. Pearcy and Gertrude M. Pearcy by deed from Paula Nickless, unmarried, dated September 28, 2007, recorded October 1, 2007, in Instrument No. 20071001-0116560, Register's Office for Davidson County, Tennessee. Edward A. Pearcy, Jr., is one and same person as Edward A. Pearcy. Edward A. Pearcy, Jr., having since died testate on November 27, 2011. His estate is being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-445. Said decedent devised his property to his three children, Debi Church, Gary Pearcy and Michael Pearcy. Then Gertrude M. Pearcy having since died on January 20, 2012. Her estate being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 12P-465. Decedent was deemed by Court to have died intestate. Gertrude Pearcy had five children, namely Charlotte E. Snider, Louis W. Pearcy, Peggy Hegi, Edward A. Pearcy, Jr., and Richard Pearcy. Both Edward A. Pearcy, Jr., and Richard Pearcy predeceased Gertrude M. Pearcy. Richard Pearcy died in January, 1998, survived by his three children, Angela Griffin, Ashley Huffman and Richard (Ricky) Pearcy.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 102 Hollis Court, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of May, 2012.

Charlotte E. Snider

Charlotte E. Snider, Individually and as Administrator of the Estate of Gertrude M. Pearcy, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named Charlotte E. Snider, Individually and as Administrator of the Estate of Gertrude Pearcy, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 16th day of May, 2012.

April N. Bradley
Notary Public

My Commission Expires: 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand this 25th day of April, 2012.

Louis W. Pearcy

Louis W. Pearcy

STATE OF West Virginia
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Louis W. Pearcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Charles Town (city), W.Va. (state), this 25th day of April, 2012.

Donna M. Coulter

Notary Public

My Commission expires:

March 17, 2016

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
DONNA M. COULTER
10141 CHARLES TOWN ROAD
RANSON, WV 25438
My commission expires March 17, 2016.

WITNESS my hand this 24th day of April, 2012.

Peggy Hegi

Peggy Hegi

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Peggy Hegi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Boynton Beach (city), Florida (state), this 24th day of April, 2012.

Jane E. Gomes

Notary Public

My Commission expires:

JANE E. GOMES
Commission # EE 085692
Expires July 8, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

WITNESS my hand this 25th day of April, 2012.

Debra Church

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Debra Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Houston (city), Texas (state), this 25 day of April, 2012.

Clarissa Parker
Notary Public

My Commission expires: Nov. 29, 2015

CLARISSA PARKER
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOV. 29, 2015

WITNESS my hand this 25th day of April, 2012.

Gary Pearcy, Individually and as Executor of the Estate of Edward A. Pearcy a/k/a Edward A. Pearcy, Jr.

STATE OF MN
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Gary Pearcy, Individually and as Executor of the Estate of Edward A. Pearcy a/k/a Edward A. Pearcy, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacities referenced and for the purposes therein contained.

Witness my hand in Minneapolis (city), MN (state), this 25th day of April, 2012.

Mary P. Bordian
Notary Public

My Commission expires: 1/31/15

MARY P. BORDIAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

WITNESS my hand this 27 day of April, 2012.

Michael Pearcy

STATE OF Alabama
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Michael Pearcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Salem (city), AL (state), this 27 day of April, 2012.

Notary Public

JANICE JOHNSON NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission expires: 05/21/2014

WITNESS my hand this 3 day of ~~April~~ May, 2012.

Angela Griffin

JASON M. WALLACE
COMMONWEALTH OF VIRGINIA
Expires 5-31-13
ID# 7281231
NOTARY PUBLIC

STATE OF Virginia
COUNTY OF ~~Chesterfield~~

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Angela Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Chesterfield (city), VA (state), this 3rd day of ~~April~~ May, 2012.

Notary Public

My Commission expires: 5-31-13

WITNESS my hand this 24 day of April, 2012.

Ashley Huffman

STATE OF Georgia
COUNTY OF Barrow

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ashley Huffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Winder (city), Georgia (state), this 24 day of April, 2012.

Notary Public

My Commission expires: Lori A. Barber, N.P.
Barrow County, Georgia
My Comm. Expires Aug. 28, 2012

LORI A. BARBER
NOTARY
PUBLIC
BARROW COUNTY, GA

WITNESS my hand this 30th day of April, 2012.

Richard Pearcy

STATE OF Delaware
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Richard Pearcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Delaware City (city), Delaware (state), this 30th day of April, 2012.

Stacey L. Bush
Official Seal
Notary Public, State of Delaware
New Castle County
My Commission Expires
December 8, 2013

Stacey Bush
Notary Public

My Commission expires: 12-08-2013