WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054149 DEEDWARR
Recvd: 07/24/12 09:43 2 pgs
Fees:13.00 Taxes:1165.50
20120724-0064832

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-10-15

(AFFIX SEAL)

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry T. Pearce and Linda L. Pearce, as Co-Trustees of The Pearce Family Intervivos Trust	NEW OWNER	16012013700
(NAME)	Same (NAME)	
604 Spring House Court	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Richard Johnson and wife, Debbie Cagle Johnson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harry T. Pearce and Linda L. Pearce, as Co-Trustees of The Pearce Family Intervivos Trust**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 95, on the plan of Phase 2, Hearthstone, of record in Plat Book 5200, Page 323, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Richard Johnson and wife, Debbie Cagle Johnson by Deed from Lynn Y. Crump, unmarried, dated 09/06/1989 and filed for record on 10/06/1989 in Book 7956, Page 383, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 5200, Page 323, said Register's Office.
Restrictions of record in Book 5409, Page 485, said Register's Office.
Restrictions of record in Book 5802, Page 577, said Register's Office. Assignment in Book 11331, Page 828, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7053, Page 982, as amended of record in Book 9945, Page 958, said Register's Office.
Deed of Conveyance of record in Book 5666, Page 679, said Register's Office.
Deed of Conveyance of record in Book 5715, Page 217, said Register's Office.
Deed of Conveyance of record in Book 5866, Page 10, said Register's Office.
Deed of Conveyance of record in Book 5866, Page 35, said Register's Office.
Charter of record in Book 6995, Page 646, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 604 Spring House Court, Brentwood, TN 37027
(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/or 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/or 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 20th day of July, 2012.

William Richard Johnson

Debbie Cagle Johnson

State of Tennessee
County of Williamson

Personally appeared before me William Richard Johnson and Debbie Cagle Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027