BILL GARRETT, Davidson County
Trans:T20120095332 DEEDWARR
Recvd: 12/13/12 09:29 2 pgs
Fees:13.00 Taxes:99.90
20121213-0114772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 27,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2012.

Notary Public

My commission expires: 9.21.15

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows: **KATHLEEN DEMPSEY**	Send Tax Bills To: **same**	Map-Parcel Numbers: **100-00-0-94.00**
OLD POND CREEK ROAD	8161 Old Pond Creek	
PEGRAM, TN 37143	Pegram TN 37143	

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 ACKNOWLEDGE, WE,

JOHN L PEARSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHLEEN DEMPSEY, unmarried

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:

Beginning at an iron pin set in the southerly margin of Old Pond Creek Road;
thence with the southerly margin of Old Pond Creek Road and a curve to the left, said curve having a central angle of 17 degrees 06 minutes 47 seconds, a radius of 270 feet, a length of 80,64 feet and a chord bearing and distance of South 80 degrees 20 minutes 16 seconds East, 80.34 feet; thence, South 88 degrees 53 minutes 40 seconds East, 67.79 feet to the beginning of a curve to the left; thence, with said curve having a central angle of 21 degrees 27 minutes 49 seconds a radius of 553.00 feet, a length of 207.16 feet and a chord bearing and distance of North 80 degrees 22 minutes 25 seconds East, 205.95 feet; thence, continuing with said margin, north 69 degrees 38 minutes 31 seconds East 164.97 feet to an iron pin set; thence, severing the Timothy C & Suzanne E. Cox property as of record in Instrument No. 200403170030492 R.O.D.C, TN South 2 degrees 10 minutes 48 seconds West, 511.30 feet to an iron pin set; thence North 87 degrees 49 minutes 13 seconds West 501.41 feet to an iron pin set; thence north 2 degrees 10 minutes 48 seconds east 415.12 feet to the point of beginning containing 217, 802 sq ft or 5,01 acres more or less. Prepared by Southern Precision Land Surveying, Inc, P.O. Box 220, Pegram, TN 37143- 0220, File No. 08-0064 Brian A. McCain RLS No. 2256.

BEING THE SAME PROPERTY CONVEYED TO JOHN L PEARSON BY WARRANTY DEED FROM TIMOTHY C COX AND WIFE, SUZANNE E COX DATED 10/28/10 AND RECORDED ON 10/29/10 IN INSTRUMENT NO 20101029-0086957, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as OLD POND CREEK ROAD, PEGRAM, TN 37143.

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 in 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 my/our hand(s) this 5th day of December, 2012.

JOHN PEARSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHN PEARSON, the within named Grantors, 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, at office, this 5th day of December, 2012.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson County