WARRANTY DEED

File #12113101

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Kay Pearre	Franklin American Mortgage	136-06-069.00
(NAME)	(NAME)	
277 Clearlake Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(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/WE, **Elite Home Renovations, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Kay Pearre,** 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:

Being Lot No. 273, on the plan of Section Five, Priest Lake Park, as the same appears of record in Plat Book 4460, Page 174, 175 and 176, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Elite Home Renovations, LLC by deed from Stanton R. Easley and Shirley A. Easley, dated 10/22/2012, of record in Instrument No. 20121105-0101809, said Register's Office.

Further Being the same property conveyed to Stanton R. Easley and Wife, Shirley Easley, by deed from Andrew J. Zipperer, Jr. and Wife, Dimples D. Zipperer, dated 09/18/1991, of record in Book 8449, Page 642, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 4460, Page 174, 175 and 176, said Register's Office; Restrictive Covenants as of record in Book 4698, Page 969, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **277 Clearlake Drive W, Nashville,TN,37217**
(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:T20130003767 DEEDWARR
Recvd: 01/14/13 15:32 2 pgs
Fees:13.00 Taxes:584.60
20130114-0004476

Witness our hands this 14th day of December, 2012.

Elite Home Renovations, LLC

BY: _____

Sheralyn Dix, president

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sheralyn Dix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the president of Elite Home Renovations, LLC, the within named bargainor, a limited liability company, and that she as such president, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as president.

Witness my hand and official seal at this 14th day of December, 2012.

Commission expires:

8/16/14

_____
Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130