BILL GARRETT, Davidson County
Trans:T20130039944 DEEDWARR
Recvd: 05/14/13 08:59 2 pgs
Fees:13.00 Taxes:752.95

20130514-0048266

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $203,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2013.

Notary Public

My commission expires: 07/08/13

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Shawn McSpadden	**New Owner**	**Map\Parcel: 131-03-0-C-200.00CO**
4400 Belmont Park Terrace		
Nashville, TN 37215		

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,

Harry Eugene Gibson, Jr. as Executor of the Estate of Mary Lloyd Pearson

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

Michael Shawn McSpadden, 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:

Land in Davidson County, Tennessee, being Building Site No. 200 on the Plan of Section Seven, Arden Place, of record in Plat Book 4955, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Oliver Gilbert Pearson and wife, Mary L. Pearson by Warranty Deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5168, page 578, Register's Office for Davidson County, Tennessee, dated July 7, 1977 and recorded July 8, 1977. The said Oliver Gilbert Pearson having since died, leaving his wife, Mary L. Pearson as the surviving tenant by the entirety. The said Mary L. Pearson, a/k/a Mary Lloyd Pearson, died testate on April 18, 2011, and by her Last Will and Testament filed in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, as Docket No. 12P1848, appointed Harry Eugene, Jr. as the Executor of her estate, and further names him as the sole beneficiary of said estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved (X) unimproved ( ) property known as 4400 Belmont Park Terrace Nashville, TN 37215.

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 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.

Witness my/our hand(s) this 13th day of May, 2013.

Estate of Mary Lloyd Pearson

Harry Eugene Gibson Jr. Executor

By: Harry Eugene Gibson, Jr., as Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2013, before me personally appeared **Harry Eugene Gibson, Jr., as Executor of the Estate of Mary Lloyd Pearson** to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

J. Carla Ikard

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **5013017**