BILL GARRETT, Davidson County
Trans:T20130047265 DEEDWARR
Recvd: 06/06/13 11:22 2 pgs
Fees:13.00 Taxes:629.00

20130606-0057536

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

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2013.

Notary Public
My commission expires: 4-25-2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

06-1304-75119

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Lynn Pearce 7252 Highway 70 S., Apt. 501 Nashville TN 37221	New Owner	142-07-0-F-017.00-CO

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, **Kathleen L. Boyer, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica L. Pearce, an unmarried woman,** 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 17, Unit No. 501, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. Instrument No. 20000720-0071772; re-recorded in Instrument No. 20000828-0084760; and as amended in Instrument No. 20060824-0104869, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen L. Boyer by deed from Rachael Durham Floyd, f/k/a Rachael A. Durham, a married woman, dated July 11, 2003, recorded July 30, 2003, of record in Instrument No. 20030730-0107873, Register's Office for Davidson County, Tennessee.

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 7252 Highway 70 S., Apt. 501, Nashville, TN 37221

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 20 day of May, 2013.

Kathleen L. Boyer

STATE OF GA COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen L. Boyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 20 day of May, 2013.

Notary Public

My Commission expires _____

PAULA DEAN
Notary Public
Cobb County
State of Georgia
My Commission Expires Dec 12, 2015