WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101343 DEEDWARR
Recvd: 12/03/13 10:52 2 pgs
Fees:13.00 Taxes:588.30
20131203-0122914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) ROBERT J. NOTESTINE III COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 22[illegible]shville, TN 37[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Roy F. Pearson Edna H. Pearson	New owners	142-07-0-C 067.00CO
(NAME) 282 Myhr Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, WE, **Mary Evelyn Bedenbaugh, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy F. Pearson and Edna H. Pearson, husband and wife**, 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:

Located in Davidson County, Tennessee, being Unit No. 67, on the plan of Ashley Green, filed as Exhibit C to and established by Master Deed and ByLaws of record in Book 7184, Page 44, as corrected in Book 7467, Page 279 and amended in Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed and Bylaws, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary Evelyn Bedenbaugh, an unmarried woman by Warranty Deed dated 09/15/2009 from Rosemary Brunette (a.k.a. Rosemay Brunette), unmarried of record in Instrument 200909160086497, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **282 Myhr Drive, Nashville, TN 37221**

(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.

Witness my hand this 23rd day of November, 2013.

Mary Evelyn Bedenbaugh
By: Dona Oliver, Attorney in Fact

Mary Evelyn Bedenbaugh
by: Dona Oliver, Attorney in fact

]

STATE OF DELAWARE
COUNTY OF New Castle

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dona Oliver with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Mary Evelyn Bedenbaugh and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Bear, Delaware, on this 23 DAY OF NOVEMBER, 2013.

ELIZABETH J. HOLLAND
Notary Public
#20120125000005
Commission Expires 01/25/14

Commission expires:

Elizabeth J Holland
Notary Public

STATE OF DELAWARE NOTARY PUBLIC ELIZABETH J. HOLLAND MY COMMISSION EXPIRES JANUARY 25, 2014