THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110067**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2013. Notary Public My Commission Expires: 9/21/2015

Davidson County DEEDWARR
Recvd: 12/12/13 16:24 3 pgs
Fees:18.00 Taxes:984.20
20131212-0126025

WARRANTY DEED

Address New Owner: Laurie A. Pearson, Grace H. Pearson and Andrea H. Pearson 6025 Sedberry Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11613006600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah A. Starr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurie A. Pearson, unmarried, Grace H. Pearson, unmarried, and Andrea H. Pearson, unmarried all as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 30 the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for said county. Said Lot No. 30 fronts 126 feet on the Northeasterly side of Sedberry Road and runs back between lines 230 feet on the Southeasterly line and 224.1 feet on the Northwesterly line to a broken line in the rear, measuring 142.1 feet thereon.

Being the same property conveyed to Sarah A. Starr, unmarried by Warranty Deed from Kevin T. Krenek, unmarried, recorded on the 2nd day of September, 2011 in Instrument No. 20110902-0068406, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING PARK, as recorded in Plat Book 2331, Page(s) 120.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at6025 Sedberry Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2013.

Sarah A. Starr

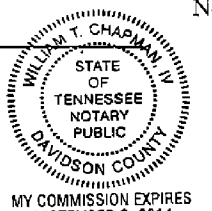
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah A. Starr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2013.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067