File No. 20130238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2014

(AFFIX SEAL)

RETURN TO
ROBERT L. SCRUGGS A
2525 21st Ave. S. 2n
Nashville TN

BILL GARRETT, Davidson County
Trans:T20140008297 DEEDWARR
Recvd: 02/05/14 10:06 2 pgs
Fees:13.00 Taxes:503.20

20140205-0010190

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Trisha Brantley	Franklin American Mortgage Co.	051-02-0-027.00
(NAME)	(NAME)	
1505 Chadwell Drive	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Charles Pearson and Kathy Pearson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trisha Brantley, 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, beginning at a point in the southerly margin of Chadwell Drive marking the northwest corner of Parcel 64 and the northeast corner of this described tract; thence with the common line of said parcel, southwardly approximately 316 feet more or less to a point; thence, with the southerly line of this described tract, North 66 degrees 55 minutes West 171.08 feet to a point marking the southeast corner of Parcel 28.1 and the southwest corner of this described tract; thence, with the common line of said parcel and also of Parcel 63, northwardly 275.73 feet to a point in the southerly line of Parcel 26; thence, with said line, South 87 degrees 30 minutes East 7.1 feet to a point in the southerly margin of Chadwell Drive; thence, with said margin along a curve to the left a distance of 82.9 feet to the point of beginning .

BEING the same property conveyed to Charles Pearson, a married man and Kathy Pearson, a married woman, by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 4/11/12 and recorded 5/1/12 in Instrument Number 20120501-0037173; and the same property previously conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from MCC TN, LLC, Substitute Trustee, dated 9/29/11 and recorded 10/3/11 in Instrument Number 20111003-0076208, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 5016, Page 612; and Water Line Easement of record in Book 5794, Page 99, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1505 Chadwell Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130238

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 our hands this 31st day of January, 2014.

Charles B. Pearson

Charles Pearson

Kathy Pearson

Kathy Pearson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Pearson and Kathy Pearson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2014.

Commission expires:

Rebecca Campbell

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212