WARRANTY DEED

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

G-RG-14-1321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lea A. Pearrow	**SunWest Mortgage Company, Inc.**	
(NAME) **1321 Cheyenne Blvd**	(NAME) **1800 Studebaker Road, Suite 100**	**53-9-16.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Cerritos, CA 90703**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EDNA E. KING, UNMARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEA A. PEARROW, A SINGLE WOMAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 97, SEQUOIA VALLEY, SECTION 2, as shown on plat of record in Plat Book 3700, Page 114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Edna E. King, Trustee under the terms of The Edna E. King Trust dated July 24, 2007 to Edna E. King as recorded on the 26th day of January, 2011 in Instrument No. 20110126-0007077; Quit Claim Deed from Edna E. King to Edna E. King Trustee(s) respectively, and his/her/their successors under a Revocable Living Trust for the benefit of Edna E. King, under the terms of The Edna E. King Trust Dated 7-27-04 as recorded on the 28th day of July, 2004 in Instrument No. 20040728-0090215 and Warranty Deed from James Edwin Sweeten and wife, Beverly A. Sweeten to William King and wife, Edna E. King as recorded on the 30th day of July, 1982 in Deed Book 5917, Page 158, re-recorded in Deed Book 5921, Page 677, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEQUOIA VALLEY, SECTION 2, as recorded in Plat Book 3700, Page(s) 114, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4047, Page 877, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1321 Cheyenne Blvd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140026699 DEEDWARR
Recvd: 04/21/14 13:05 2 pgs
Fees:13.00 Taxes:488.40
20140421-0032915

Witness my/our hand(s) this the 16th DAY OF APRIL, 2014.

Edna E. King

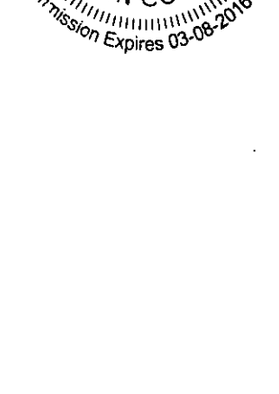
Edna E. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



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