Davidson County DEEDWARR
Recvd: 07/02/14 12:16 2 pgs
Fees:13.00 Taxes:4625.00
20140702-0058254

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Sworn to and subscribed before me this 30 day of June, 2014.

Notary Public
My Commission Expires: 1-24-2017

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
R&RR Properties, LLC	1917 & 1919 Division Street	Owner	
1919 Division Street			**092-16-0-253.00**
Nashville, Tennessee 37203	Nashville, Tennessee 37203		

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **June C. Pearson, Thomas Franklin Pearson and Linda Lee Crookes, as Co-Trustees of the Charles F. Pearson Family Trust,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **R&RR Properties, LLC, a Tennessee limited liability company,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of O. B. Hayes 2nd Plan, as of record in Plat Book 1, Page 81, Chancery Court for said County,

Said Lot fronts 50 feet on the easterly side of Division Street and runs back between parallel lines, 150 feet to an alley.

Parcel 2

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of O. B. Hayes Second Plan of Small Lots of record in Plat Book 1, Page 81, Chancery Court for said County,

Said Lot No. 219 fronts 50 feet on the southerly side of Division Street and runs back between line 145 feet, more or less, to an alley.

Being the same property conveyed to June C. Pearson, Thomas Franklin Pearson and Linda Lee Crookes, as Co-Trustees of the Charles F. Pearson Familty Trust, by deed from June C. Pearson, Thomas Franklin Pearson and Linda Lee Crookes, as Executors of the Estate of Charles F. Pearson of record in Instrument No. 20070329-0037834, Register's Office for Davidson County, Tennessee, dated March 15, 2007 and recorded on March 29, 2007.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of June, 2014.

Charles F. Pearson Family Trust

BY: June C. Pearson
June C. Pearson, Co-Trustee

BY: Thomas Franklin Pearson
Thomas Franklin Pearson, Co-Trustee

BY: Linda Lee Crookes
Linda Lee Crookes, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, , **June C. Pearson, Thomas Franklin Pearson and Linda Lee Crookes, as Co-Trustees of the Charles F. Pearson Family Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be Co-Trustees of The Charles F. Pearson Family Trust, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of June, 2014.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-24-2017

True Copy Certification

I, Charles E. Morton IV, 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 herewith 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, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature // Commission Expires: 30 March 2015

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH 2015