BILL GARRETT, Davidson County
Trans:T20140075343 DEEDWARR
Recvd: 10/06/14 13:16 2 pgs
Fees:13.00 Taxes:444.00
20141006-0092385

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0872

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2014

Tracey Perry
Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gerilynn J. Pearce 1612 Marsden Avenue Nashville, TN 37216	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	072-11-0-142.00

WARRANTY DEED

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, I/WE,

Karen M. Light, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerilynn J. Pearce, an unmarried person

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, being Lot No. 167 on the Plan of The Waters Place, as of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Karen M. Light, unmarried, by Warranty Deed from Patricia G. Braden and Sarah G. Crutcher, Co-Administrators of the Estate of Barbara J. Turner, deceased, dated 5/30/08 and recorded 6/2/08 in Instrument Number 20080602-0056156; and the same property previously conveyed to Barbara Jean Turner under the terms of (unrecorded) Final Decree of Divorce from James Edward Turner (Final Decree being filed 3/5/73 in Docket No. 67308, Fourth Circuit Court for Davidson County, Tennessee); and previously conveyed to James E. Turner and wife, Barbara G. Turner by Warranty Deed from A. S. Banks and wife, Blanch W. Banks dated 2/26/64 and recorded 3/1/64 in Book 3702, Page 439, Register's Office for Davidson County, Tennessee.

Barbara J. Turner, a/k/a Barbara G. Turner, died intestate on 9/2/07. The estate of Barbara J. Turner was administered under Docket No. 07P-1842, Seventh Circuit Court of Davidson County, Probate Division, and subject property was ordered to be sold by Court Order entered on 4/10/08.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1612 Marsden Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2014.

Karen Marie Light

Karen M. Light

MARY ANN HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 6/3/17

STATE OF Texas
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Karen M. Light
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 at Travis County, TX this 29th day of September, 2014.

Mary Ann Hernandez

Notary Public
My Commission Expires: 6/3/2017

(Notary Seal)