BILL GARRETT, Davidson County
Trans:T20140085992 DEEDWARR
Recvd: 11/14/14 10:29 2 pgs
Fees:13.00 Taxes:370.00
20141114-0105176

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 7th day of November, 2014.

Notary Public
My commission expires: 10/18/16

02-1410-49253

Address of New Owner:	Send Tax Bills to:	Tax Information
Harry Anthony Piazza, III 130 Woodmont Blvd. Nashville TN 37205	New Owner	116-03-0-116.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, June C. Pearson, Thomas Franklin Pearson, and Linda Lee Crookes, as Co-Trustees of The Charles F. Pearson Family Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Harry Anthony Piazza, III and wife, Laura Beth Piazza, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land being a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the southerly half of Lot No. 96, on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner tract, of record in Plat Book 421, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said southerly half of said Lot 96 fronts 50 feet on the easterly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to June C. Pearson, Thomas Franklin Pearson, and Linda Lee Crookes, as Co-Trustees of The Charles F. Pearson Family Trust by Executor's Quitclaim Deed from June C. Pearson, Thomas Franklin Pearson, and Linda Lee Crookes, as Executors of the Estate of Charles F. Pearson, dated March 15, 2007, recorded March 29, 2007, of record in Instrument No. 20070329-0037833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 130 Woodmont Blvd., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of November, 2014.

June C. Pearson, Co-Trustee

Thomas Franklin Pearson, Co-Trustee

Linda Lee Crookes, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, June C. Pearson, Thomas Franklin Pearson and Linda Lee Crookes, 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 they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of November, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 10/18/16

