When recorded, please return to
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599 Sam Ridley Pkwy W., Ste. 100
Smyrna, TN 37167 File # 55497

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20150034608 DEEDWARR
Recvd: 05/05/15 14:49 2 pgs
Fees:13.00 Taxes:369.63
20150505-0041026

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of May, 2015, by and between Valeria Cook, unmarried, party of the first part, and Destinye Pearce, and unmarried womand and Melanie Pearce-Brown and Leonard T. Brown, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 9 on the Plan of Willow Trace Subdivision, 2nd Revision of record in Book 6900, Page 890 (erroneously referred to as Page 850 in prior deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Valeria Cook by virtue of that certain Quit Claim Deed dated January 4, 2007, at Instrument No. 20070112-0005190 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Valeria Cook

Valeria Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Valeria Cook, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Destinye Pearce
Melanie Pearce-Brown and Leonard T Brown

Tax Parcel No 049160A00900CO

Property Address: 808 Willow Trace Ct
Whites Creek, TN 37189

MAIL TAX
BILLS TO: Stonegate Mortgage Corporation
9190 Priority Way West Drive, Suite 300
Indianapolis, Indiana 46240-1437

STATE OF TENNESSEE
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $99,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Aisha Hall
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of May, 2015.

Notary Public

My Commission Expires: 5/23/16

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY