WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076554 DEEDWARR
Recvd: 09/09/15 09:05 2 pgs
Fees:13.00 Taxes:573.13
20150909-0091424

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/20/18

(AFFIX SEAL)

Y-ZR-15-324

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)
Briana Burke, As Trustee and Malcolm Lawrence Pearson As Trustee	First Bank	
(NAME) **324 Bonnahurst Drive**	(NAME) 3500 Blue Lake Dr., Ste 325	**074-08-0-135.00**
(ADDRESS) **Nashville, TN 37076**	(ADDRESS) Birmingham, AL 35243	
(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 **KATHLEEN ANNE DEAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIANA KATHLEEN BURKE, AS TRUSTEE AND MALCOLM LAWRENCE PEARSON AS TRUSTEE OF MALCOLM LAWRENCE PEARSON & BRIANA KATHLEEN BURKE FAMILY TRUST, DATED 7/17/2014,** 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:

Being Lot No. 729 on the plan of Section Seven, Hermitage Hills, as of record in Book 3300, Page(s) 62 and 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 729 fronts 75.30 feet on the Northeasterly side of Bonnahurst Drive and extends back 219.10 feet on the Southeasterly line and 205.00 feet on the Southwesterly line to a dead line in the rear, measuring 98.70 feet thereon.

Being the same property conveyed to Kathleen Anne Cuny, unmarried by Cash deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20130131-0009878 Register's Office for Davidson County, Tennessee, dated January 22, 2013 and recorded on January 31, 2013. Kathleen Anne Cuny having since married is now known as Kathleen Anne Dean. Grantor's spouse joins in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3399, Page 446, in the 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: **324 Bonnahurst Drive, Nashville, Tennessee 37076**.

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.

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2015.

Kathleen Anne Dean

Benjamin Thomas Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN ANNE DEAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

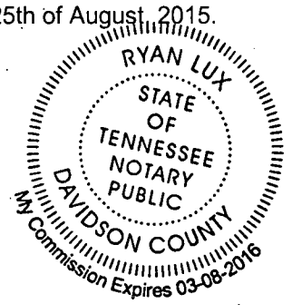


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN THOMAS DEAN , 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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