BILL GARRETT, Davidson County
Trans:T20150089873 DEEDWARR
Recvd: 10/21/15 15:59 5 pgs
Fees:28.00 Taxes:222.00
20151021-0107306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October, 2015.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Pearson 512 Fairlane Drive Nashville, TN 37221	Matthew Pearson 512 Fairlane Drive Nashville, TN 37221	118-04-0-118.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SARAH BYRD, PEGGY MATHIS AND LAWRENCE WHITE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MATTHEW PEARSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Section Two Hurdwood Heights, of record in Plat Book 2330, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN C. WILKERSON, unmarried and CORRINNE WILKERSON, as joint tenants with right of survivorship, by deed from LOUIS W. FEINSTEIN and wife, LUCILLE ANN FEINSTEIN, of record in Book 4700, page 905 and re-recorded in Book 4701, page 689, dated April 19, 1973, said Register's Office.

CORRINNE WILKERSON having died on or about November 16, 1990, leaving the said JOHN C. WILKERSON as the surviving joint tenant.

JOHN C. WILKERSON having since died intestate on or about June 4, 2014 leaving SARAH BYRD, PEGGY MATHIS and LAWRENCE WHITE as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. *_____, said Register's Office. *20151021-0107305

This improved property is known as 2208 Rosehaven Drive, Nashville, TN 37211.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20 day of October, 2015.

INTENTIONALLY LEFT BLANK
SIGNATURES AND NOTARY ACKNOWLEDGMENTS SEPARATE

Sarah Byrd

Sarah Byrd

State of Florida)
County of Palm Beach)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Byrd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of October, 2015

Notary Public

My commission expires: 3/29/16

NOTARY PUBLIC STATE OF FLORIDA
ALLISTER M. BATCHEN
MY COMMISSION # EE184779
EXPIRES: March 29, 2016

Peggy Mathis

Peggy Mathis

State of Kansas)
County of Miami)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Peggy Mathis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of October, 2015

Pam Jumet
Notary Public

NOTARY PUBLIC-State of Kansas
PAM JUMET
My Appt. Exp. 2-27-2019

My commission expires:_____

Lawrence White

Lawrence White

State of Kansas)
County of Miami)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lawrence White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of October, 2015.

Notary Public

My commission expires: 11-19-2015

KATHRYN STRUCKHOFF
Notary Public - State of Kansas
My Appt. Exp. 11-19-2015