WARRANTY DEED

TERESA GLASS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2016.

Teresa Glass
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-19

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8007 PEARSON JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Erin Pearson and Matthew Pearson, and Donna Pearson	Wings Financial	143-02-0C-036.00 CO
705 Harpeth Trace Dr	14985 Glazier Av St 100	
Nashville, TN 37221	Apple Valley MN 55124	

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 ACKNOWLEDGE, WE,

SARAH A. TAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIN PEARSON AND MATTHEW PEARSON AND DONNA PEARSON

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 Unit 36, HARPETH KNOLL, as shown on plat of record in Plat Book 5200, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Sarah A. Tams by Deed from Kathryn A. Tams, unmarried, recorded on the 6th day of November, 2008 in Instrument No. 20081106-0110380, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH KNOLL, as recorded in Plat Book 5200, Page(s) 764, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6280, Page 478 and Instrument No. 20070405-0041277, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 6280, Page 486.

f. Terms and provisions of the Articles of Incorporation of Harpeth Knoll Homeowners Association, Inc. , recorded in Book 6722, Page 636 and Book 8176, Page 699.

g. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6380, Page 201.

h. Conveyance of common area recorded in Book 6353, Page 228.

BILL GARRETT, Davidson County
Trans:T20160028319 DEEDWARR
Recvd: 04/07/16 10:55 2 pgs
Fees:13.00 Taxes:865.80
20160407-0033394

This is improved property known as 705 Harpeth Trace Dr, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the ~~25th~~ 24th ST day of March, 2016.

Sarah A. Tams

STATE OF Wyoming
COUNTY OF Teton

Personally appeared before me, a Notary Public of said County and State, SARAH A. TAMS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson, Wyoming, this ~~25th~~ 24th DS day of March, 2016.

DEBRA SONDERMAN - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires November 7, 2018

Notary Public

My Commission Expires: Nov 7, 2018

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RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067