WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043306 DEEDWARR
Recvd: 05/23/16 15:52 2 pgs
Fees:13.00 Taxes:651.20
20160523-0051677

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip H. Houston	Peoples Home Equity	161-03-O-146.00
(NAME)	(NAME)	
5048 N Hilson Drive	170 N. Seven Oaks Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Candace Hockensmith, Ashley Dearman, Keeley Rutledge, and Megan Pearson, as heirs at law of William Brent Pearson, Deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Phillip H. Houston, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot No. 27 on the plan of McMurray Park of record in Book 5050 Page 89, Register's Office of Davidson County. Said Lot No. 27 fronts 96.00 feet on the easterly margin of North Hilson Drive and extends back 140.73 feet on the northerly line and 167.45 feet on the southerly line to a dead line in the rear, measuring 80.76 feet thereon.

Being the same property conveyed to William Brent Pearson by Special Warranty Deed dated May 03, 2004 from Federal Home Loan Mortgage Corporation of record in Instrument 20040601-0063811, Register's Office for Davidson County, Tennessee. William Brent Pearson died on March 13, 2016, thereby leaving his four daughters, Candace Hockensmith, Ashley Dearman, Keely Rutledge, and Megen Pearson, as his heirs at law as evidenced by Affidavit of Heirship attached as Exhibit A hereto.

This conveyance is subject to: (1) All matters as set forth per Book 5050, Page 89; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 5185, Page 137, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5048 N Hilson Drive, Nashville, TN 37211

File No.: 01288-30340
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 16TH day of MAY 2016.

Candace Hockensmith
Candace Hockensmith

Ashley Dearman by Candace Hockensmith
Ashley Dearman by Candace Hockensmith
Attorney in Fact attorney-in-fact

Keely Rutledge by Candace Hockensmith
Keely Rutledge by Candace Hockensmith
Attorney in Fact attorney-in-fact

Megen Pearson by Candace Hockensmith
Megen Pearson by Candace Hockensmith
Attorney in Fact attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Candace Hockensmith**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2016.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

State of TennesseeCounty of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Candace Hockensmith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **Ashley Dearman, Keely Rutledge and Megan Pearson**, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of instruments of record in Instrument No. 20160523-0051674, Instrument No. 20160523-0051675 and Instrument No. 20160523-0051676, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 16th day of May, 2016.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129