WARRANTY DEED

MAR16-0212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,629.00

Aisha Hull
Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/31/20

(AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Patino Rodriguez	Pinnacle Bank (NAME)	
212 Pin Oak Court (ADDRESS)	150 3rd. Ave. S. Ste. 900 (ADDRESS)	
Antioch, TN 37013-1531 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	164-12-0-058.00

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, we TYRONE PEARSON, AND STEFANIE PEARSON, , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIO PATINO RODRIGUEZ, A SINGLE MAN AND ROSYVEL VERGARA RAMIREZ, A SINGLE WOMAN , 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:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of 2nd Revision to the Final Plat of Meadow Woods, (erroneously referenced in prior deed as Meadows Woods), Phase I of record in Plat Book 9700, Page 570, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyrone Pearson, a single person and Stefanie Mayo, a single person as joint tenants with right of survivorship by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20000329-0031324 Register's Office for Davidson County, Tennessee, dated February 29, 2000 and recorded on March 29, 2000.

Tyrone Pearson and Stephanie May having since married.

Stephanie Mayo is now known as Stefanie Pearson.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book Plat Book 9700, Page 570, Book 10788, Page 10, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160045944 DEEDWARR
Recvd: 06/01/16 10:21 2 pgs
Fees:13.00 Taxes:546.23

20160601-0054885

unimproved ( )
This is improved (X) property, known as 212 Pin Oak Court , Antioch, Tennessee 37013-1531
(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), 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 26th day of May, 2016.

Tyrone Pearson

Stefanie Pearson fka Stefanie Mayo

STATE OF Tennessee
COUNTY OF Williamson

On this 26 day of May, 2016, before me personally appeared Tyrone Pearson and Stefanie Pearson fka Stefanie Mayo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 26 day of May 2016.

Notary Public
My Commission Expires: 2/21/2017

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires