PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160046549 DEEDWARR
Recvd: 06/02/16 13:12 2 pgs
Fees:13.00 Taxes:1378.25
20160602-0055659

W & I Ref: (DM) Title No.: 58288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew C. Pearsall 4152 Stone Hall Blvd. Hermitage, TN 37076	Wells Fargo Bank, NA P.O. Box 11701 Newark, NJ 07101-4701

TAX MAP PARCEL NUMBERS: 085040A02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$372,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Michael Head and Jessica Sue Head, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Pearsall a married man as his sole property,** hereinafter called the **Grantee**, Grantee's 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 No. 23 on the Plan of The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase I Section I a planned unit development of record in Instrument No. 20091005-0092019, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Sue Head and Thomas Michael Head, wife and husband, by Warranty Deed from Phillips Builders, LLC, dated June 29, 2010 and recorded on July 6, 2010 of record in Instrument No. 20100706-0052485, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, with Owner's Certificate, of record in Instrument No. 20091005-0092019, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120202-0009628 and Instrument No. 20120207-0011118, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 4152 Stone Hall Boulevard, Hermitage, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2016.

Thomas Michael Head **Jessica Sue Head**

State of Tennessee

County of Davidson

On this 31st day of May, 2016, before me the undersigned authority, personally appeared Thomas Michael Head and Jessica Sue Head, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $372,500.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2016.

Notary

My Commission Expires: 9-11-17

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE