WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value for this transfer, whichever is greater, is $ 305,000.00 Affiant Subscribed and sworn to me, this the 10th day of June, 20 16 Notary Public My commission expires: April 1, 2017

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2674269

Return to:

Property Address:	Property owner and mail tax bills to:	Parcel ID:
522 Utley Drive GOODLETTSVILLE, TN 37072	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	Map 018-00-0 Parcel 136.00

LARRYN. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INDENTURE is made effective the 10th day of June, 20 16, by **Rosemary L. Pearson and husband, Brian Orne**, First Parties, for the purpose of conveying the premises described herein to Adam S. Thede, an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No.2, Final Plat, Squires Point Subdivision, Section 2, as shown on plan of record in Book 8250, Page 361, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Rosemary L. Pearson, married, by Warranty Deed, from Victor Catalina and Dawn Catalina, married, dated May 27, 2014, of record in Instrument No. 20140603-0048033, in the Register's Office of Davidson County, Tennessee.

Brian Orne, husband of Rosemary L. Pearson, First Party, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Rosemary L. Pearson, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of record in Book 8250, Page 361, which shows an Owner's Certificate, certain notes, easements and setback lines, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160050378 DEEDWARR
Recvd: 06/14/16 13:36 2 pgs
Fees:13.00 Taxes:1128.50
20160614-0060196

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Rosemary L. Pearson

Brian Orne

STATE OF Tennessee)
COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Rosemary L. Pearson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Sumner County, this the 2 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: June 18, 2019

RACHEL MCCRACKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Brian Orne**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Sumner County, this the 2 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: June 18, 2019

RACHEL MCCRACKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.