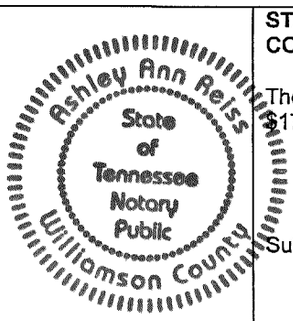
Davidson County DEEDWARR
Recvd: 08/01/16 10:01 3 pgs
Fees:18.00 Taxes:629.00
20160801-0078849



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lora D. Smiley-Brown and Jeff Brown	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	**025-08-0-002.00**
215 Rosehill Drive	3503 Paesanos Parkway	
Goodlettsville, TN 37072	San Antonio, Texas 78231	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven Pearson, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lora D. Smiley-Brown and Jeff Brown, Wife and Husband

(hereinafter called the "Grantee"), his 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. 86 on the Plan of Section One, Ranchwood Estates of record in Plat Book 2900, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 86 fronts 145.0 feet on the North margin of Rosehill Drive and extends back 278.5 feet on the West line and 278.5 feet on the East line to a dead line in the rear, measuring 144.29 feet thereon.

Being the same property conveyed to Steven Pearson by Warranty deed from Nobel Properties, Inc of record in Instrument No. 20070822-0100352 Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on August 22, 2007.

This is X improved ☐ unimproved property known as **215 Rosehill Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27 day of July, 2016.

Steven Pearson

STATE OF West Virginia
COUNTY OF Hancock

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Pearson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27 day of July, 2016.

Nancy E. Wachenschwanz
Notary Public
My Commission Expires: November 24 2020

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Nancy E. Wachenschwanz
Howard Hanna Mortimer Realty
3028 Pennsylvania Ave.
Weirton, WV 26062
My commission expires November 24, 2020

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

