Karen Y Johnson Davidson County
Batch# 139774 DEEDWARR
09/11/2018 03:43:05 PM 2 pgs
Fees: $13.00 Taxes: $884.30
20180911-0090116

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $239,000.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 2018. Notary Public My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Malinda Lee Pearson	Access National Mortgage	
602 Poplar Valley Court	1800 Robert Fulton Drive #350	141-06-0A-015.00-CO
Nashville, TN 37221	Reston, VA 20191	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CURTIS E. TOLLESON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALINDA LEE PEARSON, MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 24 on the Plan of Revised, Section One, Poplar Ridge, R-20 Residential P.U.D. of record in Plat Book 7900, Page 206, 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 Curtis E. Tolleson and wife, Tricia A. Tolleson by Warranty deed from Philip Hotz and wife, Melissa Hotz of record in Instrument No. 20061016-0128342 Register's Office for Davidson County, Tennessee, dated October 06, 2006 and recorded on October 16, 2006.

Being the same property conveyed to Curtis E. Tolleson, a married man by Quitclaim Deed from Tricia A. Tolleson, unmarried of record in Instrument No. 20180911-0090115 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on August ____, 2018. *See Final Divorce Decree in the Circuit Court for Sumner County, Tennessee (File No. 83CCI-2012-CV-971).*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 602 Poplar Valley Court, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2018.

Curtis E. Tolleson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Curtis E. Tolleson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021