WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145057 DEEDWARR
09/25/2018 01:46:05 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20180925-0094973

MST 2018-1016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert McMahan and Lauren McMahan	NEW OWNER	146-12-0-167.00
(NAME)	(NAME)	
383 Barrywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lesa Louise Pearce and Gena Pearce Miller, as the sole heirs of The Estate of William D. Pearce, Jr.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bert McMahan and Lauren McMahan, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 75 on the Plan of a Re-Subdivision of Part of Crievewood of record in Plat Book 2330, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and further described as follows:

Beginning at a point in the southerly margin of Barrywood Drive at the corner of Lot Nos. 75 and 76; thence with the line between said lots, southerly 447.5 feet to a point; thence westerly 112.7 feet to the east margin of a 20 foot accessway; thence along the east margin of said accessway, northerly 467.95 feet to the south margin of Barrywood Drive; thence with the margin of the same, easterly around a slight curve, 75.4 feet to the point of beginning.

Being the same property conveyed to William D. Pearce, Jr. and wife, Betty H. Pearce by Warranty deed from M. T. Melvin and wife, Mary S. Melvin of record in Book 2603, page 393, Register's Office for Davidson County, Tennessee, dated December 6, 1956 and recorded on December 10, 1956. The said Betty H. Pearce died June 27, 2013, leaving William D. Pearce, Jr. as tenant by the entirety. The said William D. Pearce, Jr. died March 17, 2018.

Being also known as 383 Barrywood Drive Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law

and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 90, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2491, Page 278, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5383, Page 224, in the Register's Office for Davidson County, Tennessee.

This property, known as 383 Barrywood Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18 DAY OF September 2018.

Lesa Louise Pearce and Gena Pearce Miller, as the sole heirs of The Estate of William D. Pearce, Jr.

Lesa Louise Pearce

Lesa Louise Pearce

Gena Pearce Miller

Gena Pearce Miller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesa Louise Pearce and Gena Pearce Miller**, and Heirs and Beneficiaries of Wil, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of September, 2018.

Amelia Swanson

Notary Public
My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee (SEAL) Notary Public Williamson County