THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018140** Karen Y Johnson Davidson County Batch# 152994 **DEEDWARR** 10/22/2018 09:18:55 AM 2 pgs Fees: $13.00 Taxes: $240.50 20181022-0104308	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $65,000.00. Affiant Subscribed and sworn to before me this 18th day of October, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Chad I Pearman 5617 Granny White Pike Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16300005500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William B. Owen Trustee for the William B. Owen Money Purchase Pension Plan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad I. Pearman, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land fronting on Mt View Road consisting of 8.6 acres as more fully described in and being part of property conveyed to TKS Development Corp, by Warranty Deed executed by William F. Griffith, and wife Patricia D. Griffith, of record in Book 7525, Page 624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Coomer Trustee for the William B. Owen Money Purchase Pension Plan by Final Decree Confirming Sale from the Davidson County Chancery Court Clerk and Master as recorded in Book 8573 Page 84 Register's Office for Davidson County, Tennessee.

Being further conveyed from Donald R. Coomer, Trustee a/k/a Donald Coomer, Trustee for the William B. Owen Money Purchase Pension Plan to William B. Owen Trustee for the William B. Owen Money Purchase Pension Plan by Quitclaim Deed of record in Instrument No. 20101223-0102301, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is unimproved property located at 5118 Mt View Road Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2018.

William B Owen Money Purchase Pension Trust

BY: _____
William B. Owen, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Owen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is trustee of the William B Owen Money Purchase Pension Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of October 2018.

_____
Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____