THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118898** Karen Johnson Davidson County Batch# 184362 **DEEDWARR** 01/16/2019 10:02:50 AM 2 pgs Fees: $13.00 Taxes: $260.48 20190116-0004441	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $70,400.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2019. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William B. Owen 5266 Granny White Trace Nashville, TN 37220	New Owner	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, **Chad I. Pearman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William B. Owen, and wife, Jean Marie Owen**, ("Grantees"), his 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

Being further conveyed from William B. Owen Trustee for the William B. Owen Money Purchase Pension Plan to Chad I. Pearman, married by Warranty Deed recorded October 22nd, 2018 in Instrument No. 20181022-0104308 in the Register's Office for Davidson County, Tennessee.

Subject property has never been primary, marital residence of Grantor.

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 15th day of January, 2019.

Chad I. Pearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad I. Pearman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2019.

Notary Public

My Commission Expires: _____

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