THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 249829 DEEDWARR
06/27/2019 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20190627-0062785

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
William Dempsey 3041 Earhart Road Hermitage, TN 37076	New Owner	Davidson Co.: 098-00-0-150 Wilson Co.: 97-1.04

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Pecora, and spouse Sandra Pecora**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **William Dempsey**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in both **Davidson County and in Wilson County**, State of Tennessee, described as follows, to wit:

Land in Davidson and Wilson County, Tennessee, being **Lot No. 3-B** on the Plan of Arnold Cole Subdivision Originally Tract No. 3 Odum Estates of record in Plat Book 12, page 101, and in Plat Book 13, page 68, Davidson County Register's Office, and in Book 4955, page 16, Wilson County Register's Office.

SAID Lot No. 3-B fronts 150 feet on the Easterly margin of Earhart Rood and extends back between parallel lines 945.0 feet to a dead line.

Being the same property conveyed to James Pecora and spouse, Sandra Pecora, by Warranty Deed from Jefferey E. Neely and wife, Donna J. Neely, of record on December 27, 2001, at Instrument No. 20011227-0142518, Davidson County Register of Deeds, and recorded at Book 898, page 1198, Wilson County Register of Deeds.

This is property commonly known as 3041 Earhart Road Hermitage, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 27 **day of June, 2019:**

James Pecora

Sandra Pecora
Sandra Pecora

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Pecora and Sandra Pecora ,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of June, 2019:

Notary Public

My Commission Expires: 5/31/22

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$352,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 27 DAY OF June, 2019.

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

