RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Road
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200017

Karen Johnson Davidson County
Batch# 398153 DEEDWARR
05/11/2020 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20200511-0048521

WARRANTY DEED

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,500.00.

Amanda Lenor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2020.

NOTARY PUBLIC

My commission expires: 7-17-22

THIS INSTRUMENT PREPARED BY:
WilsonBerryTitle and Escrow, LLC, 2231 N. Mt. Juliet.Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Brian Lyle and wife, Ri Dawn Rae Lyle 913 Wonderland Pass Hermitage, TN 37076	~~Same address as new owner~~ Wells Fargo Bank, N.A. 2701 WellsFargo Way 2nd Floor Minneapolis. MN 55467	086-04-0-B-119.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Six Thousand Five Hundred and 00/100 Dollars ($326,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LORRAINE Y. REELS-PEARSON AND JAMES H. PEARSON III**, wife and husband, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS BRIAN LYLE AND WIFE, RI DAWN RAE LYLE**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 90 as shown on the Plan of Section 4, Sunset Oaks, of record in Book 9700, page 569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lorraine Y. Reels-Pearson and James H. Pearson, III, wife, and husband, from Michael C. Pittman, a married man, by Warranty Deed dated June 29, 2018, and recorded July 5, 2018 in Instrument #20180705-0065040, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael C. Pittman, a single man, from Household Financial Center, Inc. by Special Warranty Deed dated September 30, 2010, and recorded October 29, 2010 in Instrument #20101029-0086918, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 913 Wonderland Pass, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of May, 2020.

LORRAINE Y. REELS-PEARSON

JAMES H. PEARSON III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lorraine Y. Reels-Pearson and James H. Pearson III, 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 seal, this the 4th day of May, 2020.

FRANK W. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 10/6/21

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:

