This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $334,000.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2020.

Notary Public
My commission expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 421855 DEEDWARR
06/22/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20200622-0066381

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Cole Klippenstein	First Community Mortgage Inc	071-16-0 249.00
1215 N 7th St	262 Robert Rose Drive Ste 200	
Nashville, TN 37207	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON B. PEARSON AND LINDSEY PEARSON, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ZACHARY C KLIPPENSTEIN, SINGLE MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 15 feet of Lot No. 255, all of Lot No. 256, and the southerly 15 feet of Lot No. 257, on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot and part of said Lots front together 60 feet on the easterly side of North Seventh Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Aaron B. Pearson and Lindsey Pearson, Husband and Wife, by deed from Aaron B. Pearson, a married man, dated 03/09/2018, of record in Instrument No. 20180312-0023301, said Register's Office.

Also being the same property conveyed to Aaron B. Pearson, unmarried, by deed from David Stephen Banyay, married, dated 06/24/2008, of record in Instrument No. 20080709-0070453, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1215 N 7th St, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of June, 2020.

Aaron B. Pearson

Lindsey Pearson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron B. Pearson and Lindsey Pearson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202006220066381

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY