Karen Johnson Davidson County
Batch# 484865 DEEDWARR
09/28/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20200928-0111640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/2022 (AFFIX SEAL)

J-SB-USH-20-808

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Redemption Properties, LLC	Same as new Owner	
(NAME) **808 Willow Trace Court**	(NAME)	**49-16-A-9.00CO**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DESTINYE PEARCE, AN UNMARRIED WOMAN AND MELANIE PEARCE-BROWN AND LEONARD T. BROWN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REDEMPTION PROPERTIES, LLC**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of the Second Revision of Willow Trace Subdivision, Phase One, of record in Plat Book 7900, Page 14, corrected in Book 8020, Page 967 and Book 8046, Page 641, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Destinye Pearce, an unmarried woman, and Melanie Pearce-Brown and Leonard T. Brown, wife and husband, by Warranty Deed from Valeria Cook, unmarried, recorded May 5, 2015 in Instrument No. 20150505-0041026, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 7900, Page 14, Corrected in Book 8020, Page 967 and Book 8046, Page 641, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7777, Page 162, Book 7777, Page 180 and Book 7843, Page 791, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Easement for Water Mains of record in Book 8377, Page 857, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 8377, Page 952, Register's Office for Davidson County, Tennessee.
- Subject to the rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 Willow Trace Court, Whites Creek, Tennessee 37189**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 25 DAY OF SEPTEMBER, 2020.

Destinye Pearce

Destinye Pearce

Melanie Pearce-Brown

Melanie Pearce-Brown

Leonard T. Brown

Leonard T. Brown

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hardeman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESTINYE PEARCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2020.

Shelley Hodge

Notary Public
My Commission Expires: 3/29/2023
(SEAL)

SHELBY HODGE
STATE OF TENNESSEE NOTARY PUBLIC
HARDEMAN COUNTY
My Commission Expires Mar. 29, 2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hardeman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE PEARCE-BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2020.

Shelley Hodge

Notary Public
My Commission Expires: 3/29/2023
(SEAL)

SHELBY HODGE
STATE OF TENNESSEE NOTARY PUBLIC
HARDEMAN COUNTY
My Commission Expires Mar. 29, 2023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hardeman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD T. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of September, 2020.

Shelley Hodge

Notary Public
My Commission Expires: 3/29/23
(SEAL)

SHELBY HODGE
STATE OF TENNESSEE NOTARY PUBLIC
HARDEMAN COUNTY
My Commission Expires Mar. 29, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

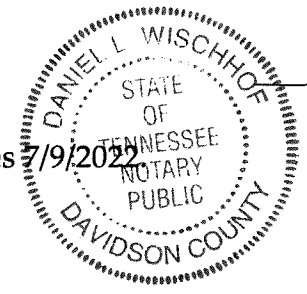
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.