Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 278,000.00

Affiant

Subscribed and sworn before me this 30th day of September, 2020.

Notary Public
My commission expires: 07/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 491683 DEEDWARR
10/07/2020 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,028.60
20201007-0116660

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Josh Ian Pearson and Emily Anne Smith 301 Morton Avenue Nashville, TN 37211	The same	119-14-0-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillp Daniel Hayes, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Josh Ian Pearson and Emily Anne Smith,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot N o. 20 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 20 fronts 50 feet on the southerly margin of Morton Street (formerly McCombs extends back between parallel lines 174 feet to an alley.

Being all of the same property conveyed to Music City Holdings. LLC. by deed from Resolve Property Group, LLC, of record in Instrument No. 20200522-0053410. dated 05/18/2020. Register's Office for said County. Also being all of the same property conveyed to Resolve Property Group, LLC. a Tennessee Limited Liability Company. by deed from Terry Alan White and wife, Mary J. White of record in Instrument No. 20200325-0032150, dated 03/19/2020. Register's Office for said County. Also being all of the same property conveyed to Terry Alan White and wife, Mary J. White by deed from Terry Alan White of record in Instrument No. 20030331-0041893, dated 03/26/2003, Register's Office for said County.

Also being the same property conveyed to Phillip Hayes, nka Phillip DanielHayees, by Warranty Deed from Music City Holdings, LLC, on May 18, 2020, filed for record in Instrument No. 20200605-0057766, Register's Office for Davidson County, Tennessee. This is investment property and not the principal residence of the Grantor or his spouse.

This is improved property known as 301 Morton Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2020

Phillp Daniel Hayes

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, Phillp Daniel Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2020.

Notary Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY