# WARRANTY DEED

File #15074577

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11/18/17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Linda Seul
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ivan R. Pearson and Linda J. Pearson, Husband and Wife | New Owner | 173-5-A/238CO |
| (NAME) | (NAME) | |
| 5012 Jackson Lane | 5012 Jackson Lane | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Kevin M. Westcott, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ivan R. Pearson and Linda J. Pearson, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 238, on the plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit "A" of said Master Deed of record in Instrument No. 20050721-0084791, and amended in Instrument No. 20051114-0136938,, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Kevin M. Westcott, Unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 11/30/2007, of record in Instrument No. 20071206-0141254, said Register's Office. **The said Kevin M. Westcott having since married.**

*****Chari Westcott, Spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Master Deed and By-Laws as of record in Instrument No. 20050721-0084791, and amended in Instrument No. 20051114-0136938, said Register's Office.; Easement to Metro as of record in Instrument No. 20050721-0084791 and in Instrument No.20050811-0095171, said Register's Office.; Charter of Homeowner's Association included in Master Deed as Exhibit B.; Planned Unit Development Boundary of record in Instrument No. 20050128-0010427, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2019 Shaylin Loop, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20150062275 DEEDWARR
Recvd: 07/29/15 11:37 2 pgs
Fees:13.00 Taxes:499.13
20150729-0074717

Witness our hands this 23rd day of July, 2015.

Kevin M. Westcott

Chari Westcott

STATE OF MICHIGAN
COUNTY OF Calhoun

Before me, the undersigned Notary Public, personally appeared Kevin M. Westcott and Chari Westcott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of July, 2015.

Commission expires: 01-18-2015

Notary Public

Larie Mulvaine
Notary Public, Calhoun County, Michigan
My Commission Expires: January 18, 2021
Acting in Kalamazoo County, Michigan

LARIE MULVAINE NOTARY PUBLIC STATE OF MICHIGAN

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130