THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115935**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,400,000.00 Affiant Subscribed and sworn to before me, this 15th day of January, 2016. Notary Public My Commission Expires: 06·19·2018

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner: Christopher A. Holden 115 MCARTHUR RIDGE COURT Nashville TN 37220-1000	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-11-0-B-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Pereira, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher A. Holden and Carla J. Holden, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, MCARTHUR COURT, as shown on plat of record in Instrument No. 20031204-0174335 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from McArthur Court, LLC, a Tennessee limited liability company to Tim Pereira, Married, as recorded on the 10th day of February, 2006 in Instrument No. 20060210-0016735; Quitclaim Deed from Carissa Pereira, married to McArthur Court, LLC, a Tennessee limited liability company, as recorded on the 20th day of June, 2003 in Instrument No. 20030620-0085843; Quitclaim Deed from Carissa Pereira, married to McArthur Court, LLC, a Tennessee limited liability company, as recorded on the 20th day of June, 2003 in Instrument No. 20030620-0085844; Warranty Deed from Mary F. Burton, as Executrix with full power, under the Last Will and Testament of Beatrice Boyd Burton to Carissa Meyer, as recorded on the 23rd day of April, 2001 in Instrument No. 20010423-0040048 and Warranty Deed from James Willard Strong, Sr. and wife, Despina G. Strong to Carissa Meyer, as recorded on the 1st day of August, 2001 in Instrument No. 20010801-0081715, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCARTHUR COURT, as recorded in Instrument No. 20031204-0174335.

BILL GARRETT, Davidson County
Trans:T20160005244 DEEDWARR
Recvd: 01/20/16 11:54 2 pgs
Fees:13.00 Taxes:12580.00
20160120-0005788

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20031208-0175805 and 20040210-0015960.

Terms and provisions of By-Laws of McArthur Court Subdivision, Inc. recorded in Instrument No. 20031218-0180476.

Charter of McArthur Court Subdivision, Inc. recorded at Instrument No. 20031212-0178567.

Easement for Sewer/Storm Drainage, recorded in Book 4911, Page 599.

Landscape Agreement recorded at Instrument No. 20031008-0149134.

Restrictive Covenants for Detached Structure recorded at Instrument No. 20140513-0041090.

This is improved property located at 115 MCARTHUR RIDGE COURT Nashville TN 37220-1000

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2016.

Timothy Pereira

Carissa M. Pereira

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Pereira and Carissa Perein, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018