THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088791**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $105,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2016. Notary Public My Commission Expires: 02/26/17

BILL GARRETT, Davidson County
Trans:T20160078502 DEEDWARR
Recvd: 09/07/16 15:27 3 pgs
Fees:18.00 Taxes:388.50
20160907-0094268

NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: The Ivan and Linda Pearson Joint Revocable Trust 1006 Halifax Lane Antioch TN 37013-3164	Send Tax Bills To: New Owner 1106 Arrowhead Dr. Brentwood TN 37027	Tax Information: Tax Parcel ID No. 163-16-0A-064.00-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, **Leslie Holland, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ivan R. Pearson and Linda J. Person, Trustees for The Ivan and Linda Pearson Amended and Restated Joint Revocable Trust dated June 22, 2016**, ("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 Unit No. 164 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0168785 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Leslie Holland by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20050131-0011214 Register's Office for Davidson County, Tennessee, dated January 27, 2005 and recorded on January 31, 2005.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040218-0018388, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031119-0168785, as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, 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.

Development and Easement Agreement and Agreement to Share Costs in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common areas in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee.

Conveyance of Stream Buffers and Drainage Easement to Provincetown Homeowners Association of record in Instrument No. 20080226-0018727, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20030910-0132287, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 7306, Page 109, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1006 Halifax Lane Antioch TN 37013-3164

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 26th day of August, 2016.

Leslie Holland

STATE OF _____)
COUNTY OF _____)

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

Witness my hand, at office, this _____ day of August, 2016.

_____
Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } S.S.

On **AUGUST 26, 2016,** before me, **P. A. SHAY**, notary public, personally appeared **LESLIE HOLLAND** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

P. A. SHAY
Notary Public - California
San Diego County
Commission # 2157663
My Comm. Expires Jun 23, 2020

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: WARRANTY DEED

Document Date: Number of Pages: 2

Signer(s) other than named above NONE

CAPACITY(IES) CLAIMED BY SIGNER(S)

X INDIVIDUAL

CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint Of Signer

Top of thumb here

X INDIVIDUAL

☐ CORPORATE OFFICER(S)
TITLE(S) _____

☐ PARTNER(S)- ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN OR CONSERVATOR

☐ OTHER _____

Right Thumbprint of Signer

Top of thumb here

SIGNER IS REPRESENTING: HERSELF