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Bill Garrett Davidson County
Batch# 98816 DEEDWARR
06/01/2018 10:24:25 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180601-0052221

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2018.

Notary Public

My commission expires: 1-8-19

(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gilbert B. Hollingsworth	Land Home Financial Services LLC	**Map 163-04-0-A Parcel 546.00co**
3001 Hamilton Church Road, #546	1355 Willow Way Suite 250	
Antioch, TN 37013	Concord, CA 94520	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David B. Pichette, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilbert B. Hollingsworth

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:

LAND in Davidson County, Tennessee, being Unit No. 546 in Phase 1 on the Plan of Hamilton Crossings Townhomes, a Planned Unit Development, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Hamilton Crossings Townhomes, a Planned Unit Development, shown on Exhibit A-3 to the Amendment to the Declaration of Covenants of record in Instrument No. 20050310-0026734, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being all of the same property conveyed to David B. Pichette, unmarried and Patrick Bourque, unmarried, by Deed dated August 31, 2005 from R. J. York Homes, LLC, a limited liability company, of record in Instrument No. 20050906-0106302, Register's Office for Davidson County, Tennessee. The said Patrick Bourque having died intestate on September 26, 2007. Laurent Bourque, Micheline Boiteau and Christian Bourque are the sole heirs-at-law by Affidavit of Heirship dated November 4, 2008 of record in Instrument No. 20090123-0006188, said Register's Office. The said property was further conveyed to David B. Pichette, unmarried by Quitclaim Deed dated November 4, 2008 from Laurent Bourque, Micheline Boiteau and Christian Bourque, of record in Instrument No. 20090123-0006189, said Register's Office.

Jill Pichette, spouse of the above named David B. Pichette, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Jill Pichette, pursuant to a Power of Attorney executed by her on the _____ day of May, 2018, of record in Instrument No. 20180601-0052220, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit A-3 to the Amendment to the Declaration of Covenants, Conditions and Restrictions shown in Instrument No. 20050310-0026734, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee. (3) By-Laws and Charter of Hamilton Crossings Townhomes Owner Association, Inc. of record in Instrument No. 20040212-0016946, Register's Office for Davidson County, Tennessee. (4) Grant of Anchor Easement to the Metropolitan Electric Power Board of record in Book 10319, Page 987, said Register's Office. (5) Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, said Register's Office. (6) Agreement for Dedication of Easement for Public Utility Easement, Water and Sewer Mains and Appurtenances of record in Instrument No. 20060120-0007573, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **3001 Hamilton Church Road, #546, Antioch, TN 37013**

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 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.

Witness my/our hand(s) this **31st day of May, 2018.**

David B. Pichette

Jill Pichette by DBP Atty-in-Fact

Jill Pichette by David B. Pichette, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David B. Pichette,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2018.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 2018, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **David B. Pichette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Jill Pitchette**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jill Pitchette**, for the purpose therein contained, by signing the name of **Jill Pitchette**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2018.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21