(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180719133

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)
The actual consideration or value, whichever is greater, for this transfer is: $195,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2018.

Georgette R Kennedy
Notary Public
My Commission Expires: 03-08-21

Bill Garrett Davidson County
Batch# 130789 DEEDWARR
08/20/2018 09:34:54 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180820-0082080

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Loveridge 2019 Shaylin Loop Antioch TN 37013	F & M Bank 50 Franklin Street Clarksville, TN 37040	Tax Parcel ID No. 173-05-0A-238.00 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, **Ivan R. Pearson and Linda J. Pearson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Linda Loveridge, unmarried, and Donald Douglas Loveridge and Angela Loveridge, husband and wife, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 and Instrument No. 20071227-0147998, 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 Ivan R. Pearson and Linda J. Pearson, Husband and Wife by Warranty Deed from Kevin M. Westcott, Married, recorded on the 29th day of July, 2015 in Instrument No. 20150729-0074717, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES CROSSING, as recorded in Instrument No. 20050128-0010427.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING Condominium of record in Instrument No. 20050721-0084791, as amended by instrument(s) of record in Instrument Nos. 20050805-0092480, 20051114-0136938 and 20071227-0147998; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone

and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Instrument Nos. 20050811-0095171, 20050811-0095172 and 20060117-0006147.

Easement for Broadband Communication, recorded in Instrument No. 20131021-0109630.

This is improved property located at 2019 Shaylin Loop Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 16th day of August, 2018.

Ivan R. Pearson

Linda J. Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ivan R. Pearson and Linda J. Pearson, 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 16th day of August, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON