Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me this 15th day of August, 2018.

Notary Public
My commission expires: _____

Bill Garrett Davidson County
Batch# 132580 **DEEDWARR**
08/24/2018 10:45:19 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20180824-0084088

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Linda Pearson 3001 Hamilton Church Road #118 Nashville, TN 37013	Same 1106 Arrowhead Dr Brentwood, TN 37027	163-04-0A-118.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Barbara A. Burnam, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Linda Pearson and Ivan Pearson, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 118, Hamilton Crossing Townhomes, Phase 2, as described in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Barbara A. Burnam by deed from Mark S. Blackwelder of record in Instrument No. 20090803-0072605, and corrected in Instrument No. 20091006-0092847, Register's Office for Davidson County, Tennessee and dated July 29, 2009

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hamilton Crossing of record in Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20040212-0016945 and amended in Instrument NO. 20050310-0026734, Instrument No. 20060206-0014793, Instrument No. 20050701-0075731, and Instrument No. 20040226-0022076, the official records of Davidson County Register of Deeds.

This property is improved property known as 3001 Hamilton Church Road, #118, Nashville, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of August, 2018.

Barbara A Burnam

Barbara A. Burnam

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2018, before me personally appeared Barbara A. Burnam, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 15th day of August, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY