WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142612 DEEDWARR
09/19/2018 08:53:32 AM 2 pgs
Fees: $13.00 Taxes: $677.10

20180919-0092770

G-VRES-18-3001-351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

KCM
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN GREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda J. Pearson and Ivan Pearson	New Owner	
(NAME)	(NAME)	
3001 Hamilton Church Rd. #351		**163-04-0A-351.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	1106 Arrowhead Dr Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SYREETA FARQUHARSON AND HUSBAND, JULIAN FARQUHARSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDA J. PEARSON AND IVAN PEARSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 351, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Syreeta Farquharson and husband, Julian Farquharson by Warranty deed from R. J. York Homes, LLC of record in Instrument No. 20061027-0133581 Register's Office for Davidson County, Tennessee, dated October 17, 2006 and recorded on October 27, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040212-0016945, as amended in Instrument No. 20060206-0014793 Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as 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.
- By-Laws of record in Instrument No. 20040212-0016946, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement(s) to Gulf Interstate Gas Co. of record in Book 2242, Page 245, and Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Columbia Gulf Transmission Co. of record in Book 2284, Page 531, Book 3537, Page 16, and Book 4215, Page 630, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3001 Hamilton Church Rd. #351, Antioch, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF SEPTEMBER, 2018.

Syreeta Farquharson

Julian Farquharson

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYREETA FARQUHARSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public
My Commission Expires: 6-5-2022
(SEAL)

LAUREN MITCHELL
Notary Public, State of Texas
Comm. Expires 06-05-2022
Notary ID 131595772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN FARQUHARSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public
My Commission Expires: 6-5-2022
(SEAL)

State of Texas
County of Tarrant
Sworn to and subscribed before me
on the 13th day of Sept, 2018,
by Lauren Mitchell.
Notary Public's Signature

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

LAUREN MITCHELL
Notary Public, State of Texas
Comm. Expires 06-05-2022
Notary ID 131595772