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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180817610**<br><br>Karen Y Johnson Davidson County<br>Batch# 146673 **DEEDWARR**<br>10/01/2018 09:02:32 AM 2 pgs<br>Fees: $13.00 Taxes: $518.00<br>20181001-0096712 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $140,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28 day of September, 2018.<br><br>Notary Public<br>My Commission Expires: |

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Michael W. Pearson and Roxanne L. Pearson<br>50 Contractor Drive<br>Bozeman, MT 59718 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>136-03-0C-117.00 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, **Andrew Thalor, married and Goldie Thalor, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **RM Residential Properties, LLC, a Montana Limited Liability Company**, ("Grantees"), their 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 Lot(s) 34, as shown on the map entitled Heritage Village of Priest Lake Park Section Two, of record in Plat Book 5200, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STANLEY THALOR, by deed from KENNETH HALLIDAY, of record in Instrument No. 20070424-0048484, dated April 12, 2007, said Register's Office.

STANLEY THALOR died intestate on or about May 20, 2014. Upon his death, the subject property passed to his heirs at law, his wife, GOLDIE THALOR and his son, ANDREW THALOR as evidenced by Affidavit of Heirship of record in Instrument No. 20181001-0096711, said Register's Office.

Said property was never the marital residence of Andrew Thalor.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 136-03-0C-117.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 106, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5562, page 833, said Register's Office.

**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 September, 2018.

Andrew Thalor

Goldie Thalor

COUNTRY OF PHILIPPINES )
COUNTY OF LIPA CITY, BATANGAS )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Thalor and Goldie Thalor, 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 21st day of September, 2018.

ATTY. DOMINADOR M. MAUHAY
NOTARIAL COMMISSION NO. 2018-04
NOTARY PUBLIC UNTIL DEC. 31 2019
PTR NO. 3052142-01.03.18-LIPA CITY
IBP NO. 1011544-11.25.18- BATANGAS
ROLL NO. 19010
MCLE COMPLIANCE NO. V-0024568

Notary Public

My Commission Expires: _____