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

**CRT File No. 180917874**




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 1st day of October, 2018.

Notary Public
My Commission Expires:

Karen Y Johnson Davidson County
Batch# 148847 **DEEDWARR**
10/04/2018 10:08:06 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20181004-0098576

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ronald J. Bauser<br>9736 Magellan Drive<br>Loomis, CA 95650 | New Owner | Tax Parcel ID No.<br>181-02-0A-173.00-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 **Ronald J. Bauser and Karen Sue Bauser, Trustees, or their successors in trust, under the Ronald and Karen Bauser Living Trust, dated August 28, 1997. And any amendments thereto**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. J-14 of Lenox Creekside, Phase III, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Amendment to First Supplement to the Master Deed for Lenox Creekside, Phase II of record in Instrument Number 20080808-0081967, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686, as amended in instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ivan R. Pearson and Linda J. Pearson, husband and wife by Warranty deed from Philip Mosley, an unmarried man of record in Instrument No. 20130802-0080887 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 02, 2013.

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.

Taxes for the year 2018, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase II of record in Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 & Instrument No. 20080808-0081967. , Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20060227-0022558, in the Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-025686 in said Register's Office, together with By-Laws as Exhibit "C".

Stormwater Detention Agreement of record in Instrument Number 20060809-0097652., in the Register's Office for Davidson County, Tennessee.

Right of Way Easement to United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.

Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024., in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.

Right of Way and Easements in favor of Gulf Interstate Gas Co of record in Book 2203, Page 579, Book 2244, Page and in connection with Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8511 Burnham Lane J-14 Antioch TN 37013

**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 1st day of October, 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 1st day of October, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY