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

CRT File No. 190822105

Karen Johnson Davidson County
Batch# 286473 DEEDWARR
09/16/2019 12:35:13 PM 2 pgs
Fees: $13.00 Taxes: $569.80

20190916-0093706

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $154,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2019.

Notary Public
My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan W. Thompson and Eric A. Thompson 3703 Westbrook Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 117-11-0B-070.00-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, **Chad I. Pearman and Jennifer O. Pearman, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Bryan W. Thompson and Eric A. Thompson*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *as joint tenants with rights of survivorship

A certain condominium located in Davidson County, Tennessee, being Unit 6, Building E in a horizontal property regime which is located on the Revised Plat of The Villager East Condominium Apartments, of record in Book 5200, Page 235, and Villager East Condominium, a Condominium Development 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 Master Deed establishing Villager East Condominium of record in 5457, Page 298, corrected in Book 5553, Page 336, Register's Office for Davidson County, Tennessee, and is subject to the Bylaws of the administration thereof. Master Deed and map specific reference is hereby made for a more particular description, together with such limited common elements and common elements as are appurtenant thereto.

Being the same property conveyed to Chad I. Pearman and wife, Jennifer O. Pearman by Warranty deed from Elizabeth C. Knox and Brandon C. Knox, wife and husband of record in Instrument No. 20180109-0002664 Register's Office for Davidson County, Tennessee, dated January 03, 2018 and recorded on January 09, 2018. Being the same property conveyed to Chad I. Pearman and wife, Jennifer O. Pearman by Quitclaim deed from Chad I. Pearman, a married man of record in Instrument No. 20180418-0036429 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 18, 2018.

Being also known as 3600 Hillsboro Pike E-6 6, Building E Nashville, Tennessee 37215.

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but

prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 235, Register's Office for Davidson County, Tennessee.

Master Deed establishing a Horizontal Property Regime of Villager East Condominium Apartments of record in Book 5457, Page 298, corrected in Book 5553, page 336, Register's Office for Davidson County, Tennessee.

Charter of Villager East Homeowners' Association, Inc. of record in Book 5450, Page 744, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 3600 Hillsboro Pike E-6 Nashville, TN 37215

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 30th day of August, 2019.

Chad I. Pearman

Jennifer O. Pearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad I. Pearman and Jennifer O. Pearman, 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 30th day of August, 2019.

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

Notary Public

My Commission Expires: _____