WARRANTY DEED

Karen Johnson Davidson County
Batch# 352664 DEEDWARR
02/03/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200203-0012378

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-1098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Pearson and Liangrui Zhao	New Owner	Map: 182010A13900
(NAME) 1543 Sunbeam Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JESSE D. WATERMAN AND HEATHER G. WATERMAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL PEARSON AND LIANGRUI ZHAO,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 87 on the plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development of record at Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jesse D. Waterman and Heather G. Waterman, husband and wife, by deed from T R & D Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20140711-0061143, dated June 27, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20130619-0063025, said Register's Office; (3) Sanitary Sewer Line Easement of record in Instrument No. 20070710-0082048, in the Register's Office for Davidson County, Tennessee; (4) Charter for HOA of record in Instrument No. 20070605-0067128, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Instrument No. 20060406-0039475, in the Register's Office for Davidson County, Tennessee; (6) Conveyance of Open Space to HOA of record in Instrument No. 20080211-0013604, Instrument No. 20100225-0014274 and Instrument No. 20130711-0071995, in the Register's Office for Davidson County, Tennessee; (7) Right of Way Easement to United Telephone Company of record in Instrument No. 20071109-0132386, in the Register's Office for Davidson County, Tennessee; (8) Utility Easement of record in Instrument No. 20080805-0080303, in the Register's Office for Davidson County, Tennessee; (9) Restrictions contained in deed of record in Book 5388, Page 713 and Book 5894, Page 186, in the Register's Office for Davidson County, Tennessee; (10) Private Storm Water Maintenance Facilities of record in Instrument No. 20071010-0120325, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20070605-0067129, supplemented in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1543 Sunbeam Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of January, 2020.

Jesse D. Waterman

Heather G. Waterman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 31st day of January, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

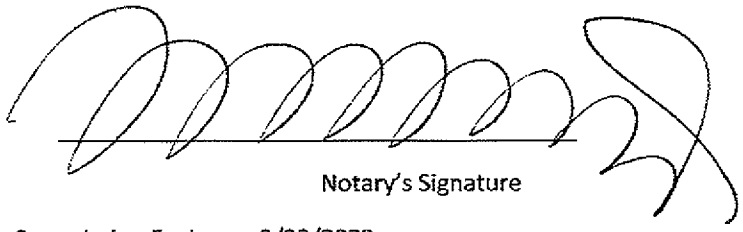


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

