THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829146** Karen Johnson Davidson County Batch# 486622 DEEDWARR 09/30/2020 10:39:42 AM 2 pgs Fees: $13.00 Taxes: $699.30 20200930-0112620	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $189,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ivan R. Pearson and Linda J. Pearson 1106 Arrowhead Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163 16 0A 083.00

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, **Anthony Reid, unmarried and Jasper Lewis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ivan R. Pearson and Linda J. Pearson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Unit No. 203 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property vested to Anthony Reid and Jasper Lewis by Affidavit of Heirship from Joyce Baker, deceased, of record in Instrument No. 20140708-0059782, in the Register's Office for Davidson County, Tennessee, dated June 29, 2014 and recorded on July 8, 2014 and by Case# 13P1026 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, dated May 29, 2013 and filed on June 17, 2013.

And being the same property conveyed to Joyce Baker by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060421-0045981, in the Register's Office for Davidson County, Tennessee, dated April 18, 2006 and recorded on April 21, 2006. Joyce Baker died on February 15, 2013.

The execution of this instrument is affected by the signature of Patricia Lewis as Attorney-in-Fact for Jasper Lewis, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plats of Phase Two, Provincetown, as recorded in Instrument Nos. 20040218-0018392 and 20080729-0077388.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031119-0168785, as supplemented in Instrument No. 20050609-0066104.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030910-0132288.

This is improved property located at 5505 Cedar Ash Crossing 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 25th day of September, ~~2020.~~

Anthony Reid

Jasper Lewis by Patricia Lewis attorney at in fact
Jasper Lewis, by Patricia Lewis as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jasper Lewis, and she is authorized by Jasper Lewis to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of September, 2020.

Nathan L Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY