BOOK 10999 PAGE 886 Box \

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,500.00**

Jeremy R. Flax
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH** DAY OF **JUNE, 1998**.

Angela M. Lake
Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2000 MMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy R. Flax	**SunTrust Mortgage, Inc.**	**149-5A-206**
(NAME)	(NAME)	
206 Pepper Ridge Circle	**211 Perimeter Center Parkway**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Atlanta, GA 30346**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terry Jonesand wife Cynthia L. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy R. Flax , unmarried**, 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:

Being Unit 206, Pepper Ridge Condominiums, Phase Three as of record in Book 7900, Page 42, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Act as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the adminsistration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed Book 7466, Page 248, Book 7779, Page 48 and in Book 8026, Page 588, said Register's Office.

Being the same property conveyed to Terry Jonesand wife Cynthia L. Jones by deed of record in Book 8493, Page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

~~Irwin Mortgage for $67,782.41~~ ZH

unimproved ☐
This is improved ☒ property, known as **206 Pepper Ridge Circle, Antioch, TN 37013**
(House Number) (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.

98 JUN 30 PM 3:34

04571172

IDENTIFICATION REFERENCE

7904 06/30 01:01 03CHECK 391.50

Witness **my/our hand(s)** this **25th day of June, 1998**

Terry Jones

Cynthia L. Jones

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 Terry Jones and wife, Cynthia L. Jones the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 1998.

Commission expires:

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 888

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
103500.00
CON TX 382.95
PRFEE 1.00
RECEIPT 8.00
TOTAL 391.95
CHECK 391.95

06/30/98 01 15:34 0001 7904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457172
IDENTIF. # REFERENCE

98 JUN 30 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

No.1313694