BOOK 11692 PAGE 593

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Eva Close
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 1999.

Sharon A. Dunson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES 1-27-2001
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Close	SAME	149-5-A124
(NAME)	(NAME)	
124 Pepper Ridge Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Sue A. West, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva Close, a single woman, 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:

Unit No. 124 of Pepper Ridge Condominiums, Phase IV, a horizontal property regime located on Una Antioch Pike, Antioch, Davidson County, Tennessee as described in the Third Annexation of Land of Pepper Ridge Condominiums, Phase IV, of record in Book 8297, Page 251, of the Register's Office for Davidson County, Tennessee, and as shown on he plat of Pepper ridge Condominiums, Phase IV, of record in Book 7900, Page 257, said Register's Office. Said annexation subjects that property known as Pepper Ride Condominiums, Phase IV, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 5, 1988, and recorded on February 9, 1988 in Book 7466, Page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, said Register's Office, and by the Third Annexation of Land of record in Book 8297, Page 251, said Register's Office are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Sue A. West, a single woman by deed of record in Book 9657, Page 898, Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **124 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.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness my our Hand(s) this 4th day of October, 1999.

Sue A. West

Sue A. West

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STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sue A. West the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 1999.

Shari A. Thompson
Notary Public

Commission expires:
1-27-2002

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

06437070

RECEIVED FOR RECORD
OCT -6 AM 10:42
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11632 PAGE 595

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

0643707

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	101000.00
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[illegible]	1.00
[illegible]	8.00
[illegible]	2.00
[illegible]	384.70
[illegible]	384.70

[illegible] 10:45 0001 6790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524666