WARRANTY DEED

Instr:200001040000981 Page: 1 OF 2
REC'D FOR REC 01/04/2000 1:58:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $331.15

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,500.00**

Matthew Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 1999.

Joseph K Gregory
Notary Public

MY COMMISSION EXPIRES: June 4, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Henry R. Allison, III, 116 Wilson Pike, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Reynolds	National Bank of Commerce	165-13-0-A-096.00
(NAME)	(NAME)	
4040 Pepperwood Drive	1691 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN 37122	
(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,

Brandi K. Jones and husband, Daniel A. Jones

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

Matthew Reynolds and wife, Christy Reynolds

, 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 Lot No. 492 on the Plan of Peppertree Forest, Section 8, a Planned Unit Development, as of record in Plat Book 7900, page 652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandi K. Maddox (now Brandi K. Jones) by deed from Allen Earps and wife, Betty Earps, dated April 22, 1994 and filed for record in Book 9323, page 119, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Any and all matters as shown on the plan of record in Plat Book 7900, page 652, Register's Office for Davidson County, Tennessee; (2) Restrictive Covenants as of record in Book 8757, page 607, and as amended in Book 9004, page 514, Book 9157, page 711, and Book 9287, page 698, said Register's Office; and (3) By-Laws of the Peppertree Forest Home Owners Association as of record in Book 8757, page 623, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4040 Pepperwood Drive, 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.

Witness my/our hand(s) this 30th day of December, 1999.

Brandi K. Jones

Daniel A. Jones

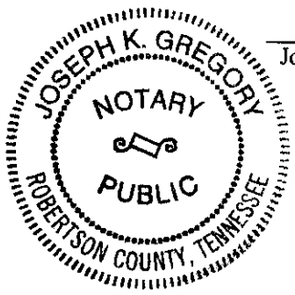
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said County and State, personally appeared Brandi K. Jones and husband, Daniel A. Jones, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at office, Tennessee this 30th day of December, 1999.

Commission expires: June 4, 2002



Joseph K. Gregory Notary Public