WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

Tara J. McAvoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF OCTOBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001.~~
(AFFIX SEAL) 1-27-01

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Jean McAvoy	**Columbia National, Incorporated**	**165-13-A1717**
(NAME)	(NAME)	
4029 Pepperwood Drive	**P.O. Box 3050**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MD 21045-6050**	
(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, **Sandra J. Rice and, Brenda K. Frye, both unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara Jean McAvoy*** 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. 417 on the Plan of Peppertree Forest, Section 8, a Planned Unit Development, of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra J. Rice and Brenda K. Frye unmarried persons by deed of record in Book 9482, Page 495, Register's Office for Davidson County, Tennessee.

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

The subject property is a part of a planned unit development and is subject to Declaration of Covenants, restrictions and conditions as of record in Book 8757 Page 607 amended in Book 9004 ,Page 514 and Book 9157 Page 711, Book 9287 Page 698 , Book 9455 Page 801 and by-laws of the Peppertree Forest Homeowner's Association as of record in Book 8757 Page 623, Register's Office for Davidson County, Tennessee.

* unmarried

unimproved ☐

This is improved ☒ property, known as **4029 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.

Davidson County DEEDWARR
Recvd: 10/19/00 12:30 2pgs
Fees:11.00 Taxes:321.90

20001019-0103746

Witness my/our hand(s) this 12th day of October, 2000.

Sandra J. Rice

Brenda K. Frye

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 Sandra J. Rice and Brenda K. Frye the bargainor(s), 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 Antioch, Tennessee, this 12th day of October, 2000.

Commission expires: ~~2/18/01~~ 1/27/01

SANDRA THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public