Davidson County DEEDWARR
Recvd: 03/01/01 09:00 2pgs
Fees:11.00 Taxes:381.10

20010301-0018911

PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **February, 2001** between **William Keith Reffner, unmarried** , GRANTOR, and **Prince Properties, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 205 on the final Plat of Pepper Ridge Condominiums, Phase Eight, created under Title 64, Section 2701 at seq. as amended, Tennessee Code Annotated, of record in Book 7466, page 248, amended in Book 8672, page 17, rerecorded in Book 8858, page 867, and annexation of Phase Eight of record in Book 9402, page 208, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed and Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Pepper Ridge Restrictions, in Book 8250, page 304, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to William Keith Reffner, unmarried, by Book 11209, page 519, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed of record in Book 7466, page 248, amended in Book 7572, page 222, Book 7779, page 48, Book 8026, page 588, Book 8297, page 251, Book 8684, page 880, Book 8672, page 17, Book 8870, page 546, Book 9020, page 155, Book 9321, page 18, Book 9402, page 208 and Instrument No. 20010230006702; to the By-laws of record in Book 7466, page 307 and amended in Book 11634, page 91; to the agreement for dedication of easement for sanitary sewer and/or storm drainage in Book 7505, page 804; to the Charter of Pepper Ridge COA of record in Book 7497, page 462, and, to any and all other matters as shown on plat of record in Book 8250, page 304, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

*I, Cynthia A. Reffner, spouse of William Keith Reffner, do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.

William Keith Reffner
Signature of Seller

Cynthia A. Reffner

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **William Keith Reffner,** ~~unmarried~~ * , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **February, 2001.**

* Cynthia A. Reffner

Notary Public

My Commission Expires: 1-11-2003

Name and Address of Property Owner:

Prince Properties, LLC
330 Shadowbrook Drive
Smyrna, TN 37167

Property Address:

205 Pepper Ridge Circle
Antioch, TN 37013

Person Responsible for Taxes:

Same

Parcel #: 149-5/A/205

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$103,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **February, 2001.**

Notary Public

My Commission Expires: 1-11-2003

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129