Davidson County DEEDWARR
Recvd: 07/23/02 11:55 2pgs
Fees:13.00 Taxes:296.00

20020723-0088328

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00.**

Affiant

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE JULY 19, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/14/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Peplinski	Countrywide Home Loans, Inc.	Map 149-090Parcel 185.00
712 Tina Court	P.O. Box 10219	
Antioch, Tennessee 37013	Van Nuys, CA 91410-0219	
(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, **ADINA SAGE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. PEPLINSKI AND WIFE, MARY L. PEPLINSKI** , 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 82 on the Plan of Barclay Square, Section III, as of record in Book 4675, Page 154, as amended in Book 4967, Page 404, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Adina Sage by Deed from Randal Sage and wife, Adina Sage, of record in Book 10348, Page 252, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Restrictive Covenants of record in Book 4872, Page 490, said Register's Office.
This conveyance is subject to any and all easements and minimum setback lines of record.
This conveyance is subject to notes on the Plat of record in Book 4675, Page 154, as amended in Book 4967, Page 404, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 712 Tina Court, 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 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 July 19, 2002.

Adina Sage

Adina Sage

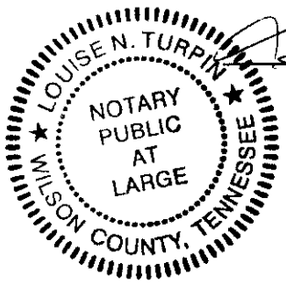
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Adina Sage, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this July 19, 2002

Commission expires: 3/11/06



Louise N. Turpin

Notary
Public