Realty 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/04 15:12 2pgs
Fees:13.00 Taxes:350.39

20040129-0011358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/23/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladys N. Fitzgerald	1st Trust Bank	149-5A-114
(NAME)	(NAME)	
114 Pepper Ridge Circle	P.O.Box 17257	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38187-0257	
(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, Glenn K. Everson and wife, Avara L. Everson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gladys N. Fitzgerald, 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. 114 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, of the Register's Office for Davidson County, Tennessee, said Annexation subjects that property known as Pepper Ridge Condominiums, Phase II, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 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 Annexation of Land of record in Book 7572, page 222, 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 Glenn K. Everson and wife, Avara L. Everson, by deed of record in Book 10775, Page 708, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Avara L. Everson by Glenn K. Everson as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040129-0011357, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 114 Pepper Ridge Circle Condominium, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JAN-27-2004 12:24 ADVANTAGE TITLE BL MD 1 615 292 9838 P.12

Witness our hands this 28th day of January, 2004.

Glenn K. Everson

Glenn K. Everson

Avara L. Everson by Glenn K. Everson, Attorney in fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn K. Everson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2004.

Commission expires: May 30, 2007

Notary Public

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of

On this the 28th day of January, 2004, before me personally appeared Glenn K. Everson, the person who executed the foregoing instrument on behalf of Avara L. Everson and who acknowledged that he executed the same as the free act and deed of the said Avara L. Everson, through Power of Attorney granted him by the said Avara L. Everson.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2004.

Commission expires: May 30, 2007

Notary Public

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007