Davidson County DEEDWARR
Recvd: 04/18/05 10:21 2 pgs
Fees:13.00 Taxes:436.60

20050418-0042665

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN02202

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$118,000.00

Wanda Joyce Bateman, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of April, 2005

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Joyce Bateman, Trustee **230 Pepper Ridge Circle** **Antioch, TN 37013**	**New Owner**	**149-05-0-A-230.00CO**

FOR AND IN 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,

Betty J. Jacobs, unmarried

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

Wanda Joyce Bateman, Trustee U/A/D Jan. 31, 2000 of the Wanda Joyce Bateman Revocable Living Trust Agreement and any Successors in Trust and any amendment thereto

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. 230 of Pepper Ridge Condominiums, Phase III, a Horizontal Property Regime, located on Una-Antioch Pike, as shown on plat of Pepper Ridge Condominiums, Phase III, recorded as Exhibit "A" to Second Annexation of Land of record in Book 7779, page 48, as amended by plat of record in Book 7900, page 42, and corrected in Book 8163, page 839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Betty J. Jacobs, by Warranty Deed from H M Properties, Inc., dated 4-12-89 and recorded 5-4-89 in Book 7833, page 428, and being further conveyed to Betty J. Jacobs, by Quitclaim Deed from Thomas N. Jacobs, a married man, dated 8-25-00 and recorded 8-29-00 in Instrument No. 200008290085140, Register's Office for Davidson County, Tennessee. The said Thomas N. Jacobs having since died.

Subject to Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, page 248, as amended in Book 7572, page 222, Book 7779, page 48, as re-recorded in Book 8026, page 588, further amended in Book 8672, page 17, re-recorded in Book 8856, page 867; By-Laws of record in Book 11634, page 91; Charter of record in Book 7497, page 462, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **230 Pepper Ridge Circle, Antioch, TN 37013**

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 our hands this 15th day of April, 2005.

Betty J. Jacobs

Betty J. Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Jacobs, 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 Brentwood, Tennessee this 15th day of April, 2005.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public