File No. 260100050

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/06 11:54 2 pgs
Fees:13.00 Taxes:513.93

20060130-0011295

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 24, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria S. Lepez	Guaranty Trust	176-01-0-066.00
(NAME) 4841 Peppertree Drive	(NAME) 316 Robert Rose Dr.	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA A. AUSTIN AND JERRY R. AUSTIN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA S. LEPEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 137, on the Plan of Section One (Revised) Peppertree Forest, as shown by plat appearing of record in Plat Book 6900, Pages 973-975, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Patricia A. Wolfe, unmarried person by Warranty Deed dated July 30, 1990 of record in Book 8170, Page 261, and being the same property further conveyed to Patricia A. Austin and Jerry R. Austin by Quitclaim Deed dated April 8, 2002 of record in Instrument No. 20020411-0044997, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7982, Page 736; By-Laws of record in Book 8757, Page 623; Charter for Homeowners' Association of record in Book 8757, Page 639; Sanitary Sewer Easement of record in Book 8855, Page 555, Book 8855, Page 559 and in Book 8287, Page 31; Water Main Easement of record in Book 8855, Page 616, Book 8855, Page 621 and in Book 8287, Page 54; Easement for Sign Rights of record in Book 8085, Page 448; all matters shown on plat of record in Plat Book 6900, Pages 973-975; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4841 Peppertree 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 GRANTEE, HER heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, HER 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 25th day of January, 2005.

Patricia A Austin by Jerry R. Austin attny fact
Patricia A. Austin,
By: Jerry R. Austin, Attorney-in-Fact

Jerry R. Austin
Jerry R. Austin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 25th day of January, 2006, before me personally appeared Jerry R. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Patricia A. Austin, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument #* _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 25th day of January, 2006.

Commission expires: February 24, 2009

Connie Hooper
Connie Hooper Notary Public

* 20060130-0011294

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

File Number: 260100050
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Jerry R. Austin personally appeared before me this 25th day of January, 2006 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of January, 2006.

Rebecca Murray
NOTARY PUBLIC

Comm. Expires: 5/24/08

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires MAY 24, 2008