2495
box 18b

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,600.00

Kenneth Sue
Affiant

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2006.

Sarah Drenske
Notary Public

MY COMMISSION EXPIRES: 11/14/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2495

Box 18B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janita P. Tower	Regions Bank d/b/a Regions Mortgage	149-5A-224
(NAME)	(NAME)	
224 Pepper Ridge Circle	2520 Department, P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, AL 35287-2520	
(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, Sue A. West, Trustee of The Sue A. West Revocable Living Trust dated June 22, 2004., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janita P. Tower, an unmarried person, and Lance K. Tower, an unmarried person, 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. 224 of PEPPER RIDGE CONDOMINIUMS, PHASE III, a Horizontal Property Regime, located off Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the 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 in Book 7900, Page 42, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, 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 Second Annexation of Land of record in Book 7779, Page 48, 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 The Sue A. West Revocable Living Trust, by Quitclaim Deed dated June 22, 2004, from Sue A. West, as of record in Instrument No. 20040701-0078519, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 224 Pepper Ridge Circle, 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.

Davidson County DEEDWARR
Recvd: 09/11/06 15:23 2 pg
Fees:13.00 Taxes:475.82
20060911-0112463

Witness my hand this 31st day of August, 2006.

The Sue A. West Revocable Living Trust dated June 22, 2004.

Sue A. West ~~Trustor~~/Trustee

By: Sue A. West, ~~Trustor and~~ Trustee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sue A. West with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ~~Trustor and~~ Trustee of The Sue A. West Revocable Living Trust and that he/she as such ~~of Trustor~~/Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: November 14, 2009

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 14, 2009