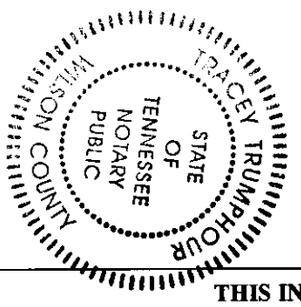
File No. 260800959

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,400.00

Edwin H Gower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/21/06 11:53 2 pgs
Fees:13.00 Taxes:438.08
20060921-0117144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin H. Gower	Edwin H. Gower	149-5-A-127.00CO
(NAME) 127 Pepper Ridge Circle	(NAME) same	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ruth A. Williams,* HEREINAFTER CALLED THE GRANTOR(S),

*, unmarried

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edwin H. Gower and Esther Gower, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS,

A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 127 on the Plan of Phase Four, Pepper Ridge Condominiums, as of record in Plat Book 7900, Page 257, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pere M. Williams and wife, Ruth A. Williams by deed from Bobbi F. Stanley of record in Deed Book 1059, page 878 and filed for record September 5, 1997, Register's Office for said County. The said Pere M. Williams having since deceased leaving Ruth A. Williams as sole surviving heir.

Subject to all matters as set forth per Plat Book 7900, Page 257 and Master Deed as shown of record in Deed Book 7466, Page 248, and annexed in Book 8026, page 588, Register's Office of said County.

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

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 127 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hands this 30th day of August, 2006.

Ruth A. Williams by Ray Baggett, Attorney in Fact

Ruth A. Williams, by Ray Baggett, Attorney in Fact

Atty in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ray Baggett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ruth A. Williams, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20060831010 7356 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Ruth A. Williams, under said Power of Attorney.

Witness my hand at office this 30th day of August, 2006.
Commission expires: 11-28-09

Tracey Trumphour
Notary Public

File Number: 260800959
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

