WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/06 11:03 2 pgs
Fees:13.00 Taxes:436.60

20061025-0132278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Cheryl L. Irby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2006

Notary Public

MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl L. Irby	Franklin American Mortgage Company	149-5A-107
(NAME)	(NAME)	
107 Pepper Ridge Circle	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Franklin, TN 37067	
(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, Gary L. Drennen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl L. Irby, 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:

Land in Davidson County, Tennessee, being Unit No. 107, of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, as shown on the Plat of record Book 6900, Page 526, Register's Office for Davidson County, Tennessee, to which plat reference is here by made for a more complete legal description.

Unit No. 107 of Pepper Ridge Condominiums, Phase I, a horizontal property regime, located on the Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the Plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, said Register's Office, to regulations imposed upon and relating to the property, apartments, owners an tenants of Pepper Ridge Condominiums, Phase I, contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, Page 248, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied therein.

Being the same property conveyed to Gary L. Drennen, by deed of record in Instrument No. 20050824-0100992, 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 Gary L. Drennen by Linda Dice as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061025013227, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 107 Pepper Ridge Circle 107, 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.

Witness my hand this 24th day of October, 2006.

Gary L. Drennen

By Linda Dice
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of October, 2006, before me personally appeared Linda Dice, the person who executed the foregoing instrument on behalf of Gary L. Drennen and who acknowledged that she executed the same as the free act and deed of the said Gary L. Drennen, through Power of Attorney granted she by the said Gary L. Drennen.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2006.

Commission expires: 3-31-07

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY