File No. 261001572

WARRANTY DEED

STATE OF HAWAII
COUNTY OF Honolulu

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: My commission expires on 9/3/2010

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/22/06 10:19 2 pgs
Fees:13.00 Taxes:402.93
20061122-0145035

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teryl Brake	Teryl Brake	Map 149050A14400
(NAME) 144 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, I, Lynette M. Wray, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teryl Brake unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 144 on the Plan of Condominium Site of Revision to Phase Five, Pepper Ridge Condominiums, as of record in Plat Book 7900, Page 560, with annexation of land in Book 8684, page 880, having been corrected, amended, and restated in Book 8870, page 546 and in Book 9020, page 155, 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 Lynette M. Wray by deed from Ralph Stevens of record in Deed Book 11095, page 891 and filed for record on September 2, 1998, Register's Office for 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 144 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), HIS 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), HIS 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 13th day of November, 2006.

Lynette M. Wray

Lynette M. Wray

11-14-06

STATE OF HAWAII
COUNTY OF Honolulu

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lynette M. Wray, unmarried, 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 at office this 13th day of November, 2006.

Commission expires: 9-3-10

Notary Public

My commission expires on:
9/3/2010

File Number: 261001572
~~RETURN TO:~~
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

HENRIE GREENWOOD NOTARY PUBLIC STATE OF HAWAII

eturn to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543