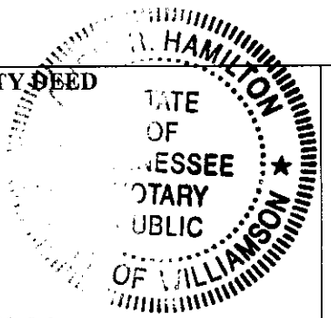
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED



MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **March, 2007**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika J. Escalona	NEw Owner	**148-8-75.00**
(NAME) **841 Oakwood Terrace**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	
(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, **Wendy Renee Peppers and Herman William Peppers, II, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika J. Escalona, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot 71, OAKWOOD TERRACE, SECTION ONE, as shown on plat of record in Plat Book 4460, Pages 54 & 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wendy Renee Riddle and Herman William Peppers, II by Warranty Deed from Troy M. Sheppard, an unmarried person, recorded on the 30th day of May, 2001 in Instrument No. 20010530-0055772, re-recorded on December 21, 2006 at Instrument No. 20061221-0157347, in the Register's Office of Davidson County, Tennessee. Wendy Renee Riddle and Herman William Peppers, II are now married to each other.

Wendy Renee Riddle and Wendy Renee Peppers are one and the same person.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **841 Oakwood Terrace, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **March, 2007**.

Wendy Renee Peppers

Herman William Peppers, II

Davidson County DEEDWARR
Recvd: 04/09/07 08:12 2 pgs
Fees:13.00 Taxes:419.95

20070409-0041357

STATE OF Tennessee

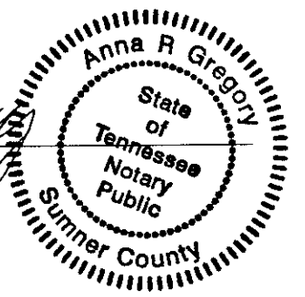
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Wendy Renee Peppers and Herman William Peppers, II**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3/28/2007.

Anna R Gregory

NOTARY



MY COMMISSION EXPIRES: 4/27/09