WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 121,540.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **March, 2008** Notary Public MY COMMISSION EXPIRES: 4/20/2009 (AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-030024

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace B. Listz	Same Owner	**149050A12800CO**
(NAME) **128 Pepper Ridge Circle**	(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, **Cathy L. Jarrell, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Candace B. Listz, an unmarried person,** 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 UNIT NO. 128 ON THE PLAN OF PEPPER RIDGE CONDOMINIUMS, PHASE FOUR, OF RECORD IN BOOK 7900, PAGE 257 AND IN MASTER DEED OF RECORD IN BOOK 7466, PAGE 248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CATHY L. JARRELL, AN UNMARRIED PERSON BY WARRANTY DEED FROM GERALD D. KELDER AND WIFE, BEATRICE R. KELDER, RECORDED ON THE 31ST DAY OF JANUARY, 1996 IN BOOK 9932, PAGE 774, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 **128 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **March, 2008**.

Cathy L. Jarrell

Cathy L. Jarrell

Davidson County DEEDWARR
Recvd: 04/04/08 11:17 2 pg:
Fees:13.00 Taxes:449.70

20080404-0034290

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Cathy L. Jarrell**, 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 Murfreesboro, Tennessee, this 3/28/2008.

Carla Johnson

NOTARY

MY COMMISSION EXPIRES: 12.17.2011

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY