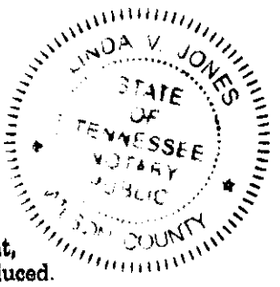
File No. 280301350

WARRANTY DEED



Notary Seal present,
but could not be reproduced.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Laura Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/02/08 13:38 2 pgs
Fees:13.00 Taxes:425.13
20080502-0045244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Jackson	Guaranty Trust Company	Map 149-05-0A Parcel 138.00CO
(NAME)	(NAME)	
138 Pepper Ridge Circle	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Karen A. Duncan and husband Arthur W. Duncan, Jr.,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Laura Jackson, unmarried,** hereinafter called the grantee, her 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 number 138 on the plan of Pepper Ridge Condominium, Revision to Phase Five, as of record in Book 8250, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Karen A Duncan and husband Arthur W Duncan, Jr. by Warranty Deed dated February 11, 2005 from Timothy R Johnson, an unmarried man, and filed of record in Instrument 20050216-0017748, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Covenants, Conditions and Restrictions as set forth in Book 8672, Page 17, Book 8684, Page 880, Book 8856, Page 867, Book 8870, Page 546, and in Book 11634, Page 91; Subject to all matters as set forth per Plat Book 8250, Page 162; all in the Register's Office of Davidson County, Tennessee.

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 138 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this 1st day of May, 2008.

Karen A. Duncan

Arthur W. Duncan Jr., by Karen A. Duncan, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 1st day of May, 2008, before me personally appeared Karen A. Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Arthur W. Duncan, Jr., and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20080502 · 0045243, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 1st day of May, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 280301350

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122