File No. 280600724

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/08 13:01 2 pgs
Fees:13.00 Taxes:436.23
20080709-0070568

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

ROBIN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick F. Wallace	New Owner	
(NAME)	(NAME)	
3904 Pepperwood Dr.		165-13.0A-167.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Phillip Brian Roosen and Jennifer L. McCarthy, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto Derrick F. Wallace and Joy C. Wallace, husband and wife**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 461 on the Plan of SECTION TEN, PEPPERTREE FOREST, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Plat Book 7900, Page 938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip Brian Roosen and Jennifer L. McCarthy, husband and wife by Warranty Deed dated September 14, 2007, from Harvey Scott Stout of record in Instrument No. 20070921-0112919, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 938, Register's Office of said County.

Restrictive Covenants of record in Book 8757, Pages 607 & 623, Book 9004, Page 514 and Book 9157, Page 711, Register's Office of said County.

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 3904 Pepperwood Dr., 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), 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), 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 27th day of June, 2008.

Phillip Brian Roosen

Jennifer L. McCarthy

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Phillip Brian Roosen and Jennifer L. McCarthy, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of June, 2008.

Commission expires:
4-25-2009

Notary Public

DAYLE Y. THOMAS
Notary Public - State of Florida
My Commission Expires Apr 25, 2009
Commission # DD 418614
Bonded By National Notary Assn.

File Number: 288608724
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027