File No. 280800359

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
1491

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/11/08 10:09 2 pg
Fees:13.00 Taxes:440.30
20080911-0092958

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. Henson-Williams	~~Melissa A. Henson-Williams~~ SUNTRUST MORTGAGE INC.	149-05-0A-125.00CO
(NAME)	(NAME)	
125 Pepper Ridge Circle	~~125 Pepper Ridge Circle~~ 401 Commerce ST., STE 6100	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	~~Antioch, Tennessee 37013~~ NASHVILLE, TN 37219	
(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, Evelyn L. Davidson, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Melissa A. Henson-Williams, UNMARRIED, hereinafter called the grantee(s), 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 No. 125 of Phase Four, Pepper Ridge Condominiums, as shown on the site plan of record in Book 7900, page 257, said Register's Office, and as set out in the Third Annexation, Pepper Ridge Condominiums, Phase 4, of record in Book 8297, page 251, said Register's Office, to which plan and instrument reference is hereby made for a more complete legal description.

Being the same property conveyed to Evelyn L. Davidson, unmarried, by warranty deed from Pamela R. Watts, unmarried, of record in Book 10883, page 134, Register's Office for Davidson County, Tennessee, dated April 10, 1998.

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Judgment against Melissa G. Williams to state Farm Mutual in the amount of $3,428.00 of record in Instrument No. 20050928-0116175, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 257, Register's Office of said County.

Sewer Easement to Metro Government of Nashville of record in Book 7505, page 804 said Register's Office.

Master Deed and ByLaws of record in Book 7466, page 248, Book 8297, page 251, Book 8672, page 17, Book 8856, page 867, Book 11634, page 91, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7277, page 477, Book 7386, page 160, Book 7497, page 462 said Register's Office.

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 125 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), Her 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), 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 my/our hands this 29th day of August, 2008.

Evelyn L. Davidson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Evelyn L. Davidson, unmarried, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/29/2008.

Witness my hand at office this 29th day of August, 2008.

Commission expires:

Notary Public

File Number: 280800359

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008