File Box 24B

File No. 290401230

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

X Phillip H. Prince
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2009.

G R Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: . My Commission Expires
(AFFIX SEAL) 10 / 22 / 2011

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
Phillip H. Prince	Bank of America	149050A10900CO
(NAME)	(NAME)	
109 Pepper Ridge Circle 109	P.O. Box 961291	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Fort Worth TX 76161-0291	
(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, Verlan T. Ming and wife, Lois I. Ming, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Phillip H. Prince and Andrea K. Prince, husband and wife, hereinafter called the grantee(s), THEIR 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. 109 of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, as shown on the Plat of record in Plat Book 6900, page 526, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Verlan T. Ming and wife, Lois I. Ming by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 8445, Page 291 on September 12, 1991 and filed for record on September 18, 1991, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 526, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Book 7466, Page 248, Book 8672, Page 17, Book 8856, Page 867, Instrument 20050609-0066220, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Storm Drainage Easement of record in Book 7505, Page 804, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Book 11634, Page 91, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 7277, Page 477, Book 7386, Page 160, Book 7497, Page 462, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20090031563 DEEDWARR
Recvd: 05/13/09 08:13 2 pgs
Fees: 13.00 Taxes: 407.00
20090513-0043820

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 109 Pepper Ridge Circle 109, 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), THEIR 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), 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.

Witness my/our hands this 8th day of May, 2009.

Verlan T. Ming

Lois I. Ming

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Verlan T. Ming and wife, Lois I. Ming 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 8th day of May, 2009.

Commission expires: 6/5/12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290401230

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122