07

Realty Title

Return to and Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Amanda Mcleath
Affiant

Subscribed and sworn to before me, this 28th day of August, 2009.

Notary Public
My commission expires: 11/07/12

07-0907-84028

Address of New Owner:	Send Tax Bills to:	Tax Information
Martin B. Griffin	BAC Home Loans Servicing, LP	146-15-0-101.00
616 Rochelle Drive	400 Countrywide Way	
Nashville TN 37220	Simi Valley, CA 93065	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda G. Simons and Noble E. Pepper, Jr., Heirs at Law of the Estate of B. A. Pepper, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Martin B. Griffin, unmarried and and Kyle J. Adamczyk, unmarried, as tenants in common,** hereinafter called the Grantees, their successors 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 Lot No. 24, on the Plan of Haileywood Estates, Section II, of record in Book 2331, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to B. A. Pepper by deed from Pamela Jean Wood, now known as Pamela Jean Wood Kirchner and husband, Charles Thomas Kirchner, Jr., dated May 14, 1982, recorded May 17, 1982, of record in Book 5887, Page 40, Register's Office for Davidson County, Tennessee. The said B. A. Pepper having since died on October 28, 2008 testate leaving subject property to Linda G. Simons and Noble E. Pepper, Jr.. The said estate is being probated in the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 08P-1888.

B. A. Pepper is one and the same person as Betty Ann Pepper.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 616 Rochelle Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090062347 DEEDWARR
Recvd: 09/11/09 10:41 2 pgs
Fees:13.00 Taxes:832.50
20090911-0085127

WITNESS my hand this 28th day of August, 2009.

Linda G. Simmons

Noble E. Pepper, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda G. Simmons and Noble E. Pepper, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 28th day of August, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

