BILL GARRETT, Davidson County
Trans:T20100031698 DEEDWARR
Recvd: 05/26/10 12:56 2 pgs
Fees:13.00 Taxes:676.73

20100526-0040605

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $182,900.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2010.

Ashley S. Heath
Notary Public

My commission expires: March 18, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derick Neil Peppers **Katherine Elizabeth Peppers**	**New Owners**	**Map 073, Group 05-0, Parcel 173.00**
2301 Andrew Place		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marvin Smotherman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Elizabeth Peppers and Derick Neil Peppers, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 15 on the Plan of Riverwood Terrace, of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee.

Said lot begins at a point in the Northeasterly margin of Andrew Place at the common front corner of Lots No. 15 and 16; thence with the common boundary line between Lots 15 and 16, 130 feet to a point; thence with the common boundary line between Lots 14 and 15 Northwesterly 120 feet to a point in the Southeasterly margin of Sandy Drive; thence with the Southeasterly margin of Sandy Drive 110 feet to a marker at the beginning of a curve; thence around the curve in a Southerly direction 31.42 feet to a marker in the Northeasterly margin of Andrew Place; thence with the margin of Andrew Place Southeasterly 100 feet to the point of beginning.

Being the same property conveyed to C.F. Vickers and wife, Ruby L. Vickers, by Warranty Deed, from C.A. Wheeler, Jr. and wife, Alice Wheeler, of record in Book 2345, page 151, Dated February 28, 1955. C.F. Vickers has since died. Ruby L. Vickers and Ruby Lucille Vickers Smotherman are one in the same person. Ruby L. (Lucille) Vickers Smotherman conveyed her interest in said property by Quitclaim Deed, to Marvin Smotherman and wife, Ruby Lucille (Vickers) Smotherman, of record in Instrument No. 20040728-0089942, Dated July 27, 2004, Register's Office for Davidson County, Tennessee. Ruby Lucille (Vickers) Smotherman has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, page 134, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2147, page 315, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 2301 Andrew Place, Nashville, TN 37216.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 18th day of May, 2010.

Marvin Smotherman By: Cindy Rumbley, Attorney-in-Fact

Marvin Smotherman
By: Cindy Rumbley, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cindy Rumbley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Marvin Smotherman for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Marvin Smotherman and is authorized by Marvin Smotherman to execute this instrument on his/her behalf.

Witness my hand, at office, this 18th day of May, 2010.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100363CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027