Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0224

Davidson County	DEEDWARR
Recvd: 06/29/10 15:38	3 pgs
Fees:18.00 Taxes:333.00	
20100629-0050862	

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 90,000.00

Tracy Perry
Affiant

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF June, 2010

Notary Public
Commission Expires: 2-20-12

ADDRESS OF NEW OWNER:
Thomas Jensen
737 Cedaracrest Dr.
Madison, TN 37115

SEND TAX BILLS TO:
New owner

MAP & PARCEL
043-05-0-262.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Ronnie Lynn Pepper and J.D. Shepherd as Co-Trustees of the Pepper Family Trust dated 7/26/95
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Thomas Jensen, unmarried
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:

Being Lots No.1 & 2 of the Resubdivision of Lots 19 & 20, Block "E" of Crestview Estates, as shown on the plat of record in Plat Book 5190, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Ronnie Lynn Pepper and J.D. Shepherd, Co-Trustees of The Pepper Family Trust dated 7/26/95, by QuitClaim Deed, from Ronnie Lynn Pepper and Michael Smith Flanagan, Substitute Co-Trustees of The Pepper Family Trust Dated 7/26/95, of record in Instrument # 20031110-0164142, Register's Office for Davidson County, Tennessee, dated November 4, 2003 and recorded November 10, 2003.

JDS

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 737 Cedaracrest Dr. Madison , TN 37115.

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 and assigns forever; and we so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 22 **day of** June **, 2010.**

Ronnie Lynn Pepper

J.D. Shepherd

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronnie Lynn Pepper and J.D. Shepherd, Co-Trustees of the Pepper Family Trust dated 07/26/95**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this .

Notary Public

Commission Expires: 2-20-12

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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