BILL GARRETT, Davidson County
Trans:T20100078686 DEEDWARR
Recvd: 12/14/10 15:38 2 pgs
Fees:13.00 Taxes:407.00
20101214-0099489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-10-140

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather M. Wilder	Same	149-5-A-140.00 CO
(NAME)	(NAME)	
140 Pepper Ridge Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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/WE, **DORENDA K. HALTEMAN**, A MARRIED WOMAN, joined by her husband, **BRIAN HUMPHREY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto **HEATHER M. WILDER**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 140 on the plan of condominium site of Phase Five Pepper Ridge Condominiums, of record in Book 8250, page 122, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Dorenda K. Halteman, unmarried by Warranty Deed from H. M. Properties, Inc., recorded on the 16th day of November, 1992 in Book 8787, Page 557, in the Register's Office of Davidson County, Tennessee.

Brian Humphrey joins in the execution of this instrument for the purpose of conveying any/all marital interest he may have in subject property by virtue of his marriage to Dorenda K. Halteman. However, this property is not the marital or principal residence of Grantor's spouse or dependants as defined by statute.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 140 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (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 GRANTEES, 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 hand(s) this 12 day of December, 2010.

Dorenda K. Halteman

Dorenda K. Halteman

Brian Humphrey

Brian Humphrey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorenda K. Halteman and Brian Humphrey, the within named bargainor, 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, this the 12 day of DEC, 2010.

Notary Public
My Commission Expires: 9/23/13

(Affix Seal)

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY