Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0359HV

STATE OF TENNESSEE
COUNTY OF Sumner

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2013.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael L. Arbuckle 122 Pepper Ridge Circle Antioch, TN 37013	NEW OWNER	149-05-0A-122.00CO

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,

Richard R. McDonald, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L. Arbuckle and Julia A. Arbuckle, husband and wife

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 Unit No. 122 on the Plan of Phase Four, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 257, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime established by Master Deed of record in Book 7466, Page 248, annexation of Phase IV in Book 8297, Page 251; amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, said Register's Office.

BEING the same property conveyed to Richard R. McDonald by Warranty Deed from Todd M. Hull, dated 11/30/00 and recorded 2/07/01 in Instrument No. 20010207-0012045, Register's Office for Davidson County, Tennessee.

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: 122 Pepper Ridge Circle, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20130094190 DEEDWARR
Recvd: 11/04/13 14:24 2 pgs
Fees:13.00 Taxes:247.90

20131104-0114379

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 the 29 day of October, 2013.

Richard R. McDonald by James N. McDonald, Attorney in Fact

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James N. McDonald** 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, and who further acknowledged that he is the attorney in fact for **Richard R. McDonald** and that he is authorized by **Richard R. McDonald** to execute this instrument of his behalf.

Witness my hand and official seal at 10-29 Olathe KS 2013 this 29 day of October, 2013.

Notary Public
My Commission Expires: 6-14-17

(Notary Seal)

NOTARY PUBLIC - State of Kansas
MIKE ALLMON
My Appt. Expires 6-14-17