BILL GARRETT, Davidson County
Trans:T20140018944 DEEDWARR
Recvd: 03/21/14 09:55 2 pgs
Fees:13.00 Taxes:347.80
20140321-0023330

THIS INSTRUMENT PREPARED BY:
RESIDENTIAL & COMMERCIAL TITLE SERVICES , LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
P: (615) 921-8684 ext. 102
F: (855) 510-7142

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nadine Bouchard 232 Pepper Ridge Drive Antioch, TN 37013	Guaranteed Rate, Inc. 3940 N. Ravenwood Chicago, IL 60613	149-5-A-232.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2014.

Notary Public

My Commission Expires: SEP 2 0 2016
(Affix Seal)

SUMNER COUNTY TENN
KRISTEN M. TRAINI
Notary Public
At Large

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **232 Pepper Ridge Circle Land Trust, as trustee, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Nadine Bouchard, a single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 232 on the Plan of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime as shown on the Plat of Pepper Ridge Condominiums, Phase II, recorded as Exhibit "A" to Annexation of land of record in Book 7572, page 222, and as shown on the plat recorded in Book 6900, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to 232 Pepper Ridge Circle Land Trust, dated October 9, 2012 by Quitclaim Deed from Rodney Snow and Rachel Rome, husband and wife, dated October 9, 2012, in Instrument No. 20121011-0093384, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **232 Pepper Ridge Circle, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of **March, 2014.**

GRANTOR(S)

232 Pepper Ridge Circle Land Trust

By: Rodney Snow, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **232 Pepper Ridge Circle Land Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 14th day of **March, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066