File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058999 DEEDWARR
Recvd: 08/12/14 10:44 2 pgs
Fees:13.00 Taxes:834.72

20140812-0072617

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. BRADWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William A. Pepe	William A. Pepe	172120A10000CO
(NAME)	(NAME)	
113 Peak Hill Circle	113 Peak Hill Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas W. Grimes and Janet L. Grimes, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William A. Pepe**, unmarried, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 143 on the plan of Bradford Hills, Section Five of record in Book 7900, page 6 and Book 7900, pages 287 & 288, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas W. Grimes and Janet L. Grimes, husband and wife, by deed from Franklin D. Williams and wife, Janet L. Grimes dated 6/15/04 of record in Instr. No. 20040616-0071374, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 Taxes, prorated and assumed by Grantee; all matters on the plan of record in Book 7900, page 6, and Book 7900, pages 287 & 288; Declaration of Covenants, Conditions, and Restrictions as set out in Book 8069, page 170, Book 8372, page 901, and By-laws in Book 8071, page 531; Charter of Bradford Hills Homeowners Association, Inc. as set out in Book 8071, page 520; Deed for open space as set out in Book 8154, page 304 and Book 9779, page 672, said Register's Office. Subject to the assessment of homeowners association fees, if any. Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 7690, page 260; Deed to Metropolitan Government for Nashville, Davidson County, for water and sewer lines as set out in Book 8377, page 769, and Book 8377, page 808, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 113 Peak Hill Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (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 GRANTEE, his heirs and assigns forever; and we do covenant with 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, his 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 hands this 8th day of August, 2014.

Thomas W. Grimes

Janet L. Grimes

State of Tennessee
County of Williamson

Personally appeared before me Thomas W. Grimes and Janet L. Grimes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2014.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2014-108