WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067350 DEEDWARR
Recvd: 09/10/14 10:31 2 pgs
Fees:13.00 Taxes:572.39
20140910-0082819

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,700.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016.~~ 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerald W. Jones	New Owner	149-07-0A-100.00
(NAME)	(NAME)	
756 Dover Glen Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James A. Peplinski, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerald W. Jones, an unmarried man**, 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, begin Lot No. 100 on the Plan of Chelsea Village, as of record in Plat Book 7900, page119-121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James A. Peplinski, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development dated February 20, 2009 and filed for record March 13, 2009 as Instrument NO. 20090313-0022694 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 7900, pages 119-121, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants, conditions and restrictions of record in Boo k8082, page 329, amended in Book 8083, page 386 and Book 8842, page 434, Register's Office for Davidson County, Tennessee.

Subject to Charter of Chelsea Village HOA of record in Book 8813, page 192, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s)

The spouse of James A. Peplinski died February 17, 2014 and he has not remarried.

This property has never been a marital homestead for James A. Peplinski.

unimproved ☐

This is improved ☒ property, known as 756 Dover Glen Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JAP
by POA

Witness my hand this 29th day of August, 2014.

James A. Peplinski, by Robin Johnson, his attorney in fact

attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of August 2014 before me personally appeared Robin Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Peplinski, and who acknowledged that she executed the same as the free act and deed of the said James Peplinski by virtue of that Power of Attorney, duly executed by the said James Peplinski and appearing of record as Instrument NO. 20140904.0081198 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN