BILL GARRETT, Davidson County
Trans:T20140072829 DEEDWARR
Recvd: 09/29/14 11:05 2 pgs
Fees:13.00 Taxes:342.25
20140929-0089382

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 25th day of September, 2014.

Notary Public
My commission expires: 5.20.17

04-1408-55242

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Peffer	SWBC Mortgage Corporation	163-04-0-A-
3001 Hamilton Church Road, Unit 401	117 Seaboard Lane, Ste. F-205	401.00-CO
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve J. Hill, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Peffer and Debora Peffer, husband and wife, hereinafter called the Grantees, their successors 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. 401, together with the appurtenant interest in the common elements of Hamilton Crossings Townhomes, a horizontal property regime as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0116945; Instrument No. 20040226-0022076; amended in Instrument No. 20050310-0026734; Instrument No. 20050701-0075731; and Instrument No. 20060206-0014793, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-3" to the aforementioned Declaration amendment of record in Instrument No. 20050310-0026734, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve J. Hill, unmarried by deed from Lisa Renea Price, dated September 15, 2006, recorded September 20, 2006, of record in Instrument No. 20060920-0116483, Register's Office for Davidson County, Tennessee.

Kelsey A. Hill, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3001 Hamilton Church Road, Unit 401, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of September, 2014.

Steve J. Hill

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steve J. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 25th day of September, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WITNESS my hand this 24 day of September, 2014.

Kelsey A. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelsey A. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 24 day of September, 2014.

Notary Public

My Commission expires:

My Commission Expires MAR. 6, 2018

SHARON JOHNSON OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY