Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,671.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2014. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES NEUMAIER, ET UX	**SAME**	**149-05-0A-129.00CO**
(NAME) **129 PEPPER RIDGE CIRCLE**	(NAME) **5543 EDMONDSON PIKE #140**	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) **NASHVILLE, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140074407 DEEDWARR
Recvd: 10/02/14 14:47 2 pgs
Fees: 13.00 Taxes: 143.08
20141002-0091259

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, STEFANIE J. ANDERSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES NEUMAIER AND WIFE, HOLLY NEUMAIER,** 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. 129 on the Plan of Phase Four, Pepper Ridge Condominiums, of record in Plat Book 7900, page 257, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia A. Youngblood, by deed from H. M. Properties, Inc., a Tennessee Corporation, of record in Book 8346, page 832, dated May 6, 1991, said Register's Office. The said Patricia A. Youngblood having since died testate, on or about October 17, 2012. Her Will, being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division under Docket No. 13P-1812, devised the subject property to her daughter, Stefanie J. Anderson.

This conveyance is subject to matters as shown on plan of record in Plat Book 6900, page 295 and Plat Book 7900, page 257; Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in Book 7466, page 248, amended in Book 8672, page 17, which as re-recorded in Book 8856, page 867, made applicable by annexation of Phase IV, in Book 8297, page 251, further amended in Instrument No. 2014307-0019460, said Register's Office; Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, page 804, said Register's Office.

The Grantee does hereby assume property taxes for 2014.

******THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.******

Unimproved ( )
This is improved(X) property, known as **129 PEPPER RIDGE CIRCLE, 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.

Witness my hand this 2nd day of October, 2014.

STEFANIE J. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEFANIE J. ANDERSON**, the bargainor, 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 and official seal at Nashville, Tennessee this 2nd day of October, 2014.

My commission expires: May 5, 2015

LEE A COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public