Box 10-B

BILL GARRETT, Davidson County
Trans:T20140097483 DEEDWARR
Recvd: 12/31/14 11:17 2 pgs
Fees:13.00 Taxes:388.50
20141231-0119177

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

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
REBECCA HILL CASKEY	**SAME**	**149-05-0A-129.00 CO**
(NAME) **129 PEPPER RIDGE CIRCLE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES NEUMAIER AND WIFE, HOLLY NEUMAIER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA HILL CASKEY,** HEREINAFTER CALLED THE GRANTEE, HER 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 James Neumaier and wife, Holly Neumaier, by deed dated October 2, 2014 from Stefanie J. Anderson of record in Instrument No. 20141002-0091259, Register's Office for Davidson County, Tennessee.

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.

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 our hands this 24th day of December, 2014.

JAMES NEUMAIER

HOLLY NEUMAIER

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 **JAMES NEUMAIER** and **HOLLY NEUMAIER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of December, 2014.

My commission expires: November 5, 2018

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018