PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

Return to: Brokright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

W & I Ref: (DKM) Title No.: 57193
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa L. Lewis 213 Pepper Ridge Circle Antioch, Tennessee 37013	Wolfe Financial, Inc. 191-H NC Highway 42N Asheboro, NC 27203

TAX MAP PARCEL NUMBERS: 149050A21300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $95,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shawn Steven Ide and Erin Nicole Ide**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa L. Lewis an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of Pepper Ridge Condominiums, Phase Seven, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 8250, page 283, (erroneously referred to as page 239 in prior conveyance), Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Shawn Steven Ide and Erin Nicole Ide, as tenants by the entirety by Warranty Deed from Edward N. Curtis, dated June 8, 2005, recorded June 10, 2005, of record in Instrument No. 20050610-0066800, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2015, and subsequent years. The Plan, of record in Book 8250, page 283, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 7466, page 248, Book 8672, page 17, rerecorded in Book 8856, page 867, Book 9321, page 18, Book 11634, page 91, and Instrument No. 20140307-0019460, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 213 Pepper Ridge Circle, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150015504 DEEDWARR
Recvd: 03/03/15 10:24 2 pgs
Fees:13.00 Taxes:351.50
20150303-0018367

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2015

Shawn Steven Ide

Erin Nicole Ide

State of Tennessee

County of Davidson

On this 26th day of February, 2015, before me the undersigned authority, personally appeared Shawn Steven Ide and Erin Nicole Ide, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $95,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2015.

Notary

My Commission Expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY