BILL GARRETT, Davidson County
Trans: T20150035772 DEEDWARR
Recvd: 05/08/15 12:28 2 pgs
Fees: 13.00 Taxes: 403.30
20150508-0042383

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150400150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-18

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

"IN T"
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25398

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Ray Coil **230 Pepper Ridge Circle** **Antioch, TN 37013**	New Owner	**149-05-OA-230.00 (CO)**

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, WE,

Wanda Joyce Bateman, Trustee U/A/D Jan.31, 2000 of the Wanda Joyce Bateman Revocable Living Trust Agreement and any Successors in Trust and any amendment thereto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Ray Coil, a single woman

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 all of Unit 230, of Pepper Ridge Condominiums, Phase III, a Horizontal Property Regime, established by the Master Deed of record in Deed Book 7466, Page 248, amended in Deed Book 8672, Page 17, re-recorded in Deed Book 8856, Page 867, and further amended in Instrument No. 20140307-0019460 and the plat of Pepper Ridge Condominiums, Phase III, recorded as Exhibit "A" to Second Annexation of Land of record in Deed Book 7779, Page 48, amended in Plat Book 7900, Page 42, Corrected, Amended and Restated in Deed Book 8026, Page 588, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

BEING the same property conveyed to Wanda Joyce Bateman, Trustee U/A/D Jan. 31, 2000 of the Wanda Joyce Bateman Revocable Living Trust Agreement and any Successors in Trust and any amendment thereto, by Warranty Deed from Betty J. Jacobs, unmarried, dated 4/15/05 and recorded 4/18/05 in Instrument Number 20050418-0042665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **230 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 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 6th day of May, 2015.

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 6th day of May, 2015.

Wanda Joyce Bateman, Trustee

Wanda Joyce Bateman, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Wanda Joyce Bateman with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of the Wanda Joyce Bateman Revocable Living Trust Agreement the within named bargainor, and Trustee, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trustee, by the said Wanda Joyce Bateman as such Trustee.

Witness my hand and official seal at office at Mt Juliet, Tennessee on this the 6th day of May, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018