Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,500.00

Affiant

Subscribed and sworn to before me, this 5th day of June 2015.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 06/09/15 11:12 3 pgs
Fees:18.00 Taxes:427.35
20150609-0054065

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
George Hunt	Cardinal Financial Company, LP	149050A20600
206 Pepper Ridge Cr.	3701 Arco Corporate Drive, Ste. 200	
Antioch TN 37013	Charlotte, NC 28273	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sandra D. Petrou, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to George Hunt, an unmarried person hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 206, Pepper Ridge Condominiums, Phase Three, of record in Book 7900, page 42, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Act as set out in Section 64-2701 et. Seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements etc. contained in the Master Deed Book 7466, page 248, Book 7779, page 48, Book 8026, page 588, Book 8672, page 17 and re-recorded in Book 8856, page 867, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra D. Petrou and James D. Bushaw by Warranty Deed from Denise Phillips of record in Instrument No. 2070712-0083279, dated 06/28/07, Register's Office for Davidson County, Tennessee. Being further conveyed to Sandra D. Petrou by Quitclaim Deed from James D. Bushaw of record in Instrument No. 20090609-0053514, dated 06/02/09, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Pepper Ridge Condominiums, Phase Three of record in Book 7900 Page 42, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 7466, Page 248, Book 7779, page 48, Book 8026, page 588, Book 8672, page 17 and re-recorded in Book 8856, page 867,

Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Pepper Ridge Condominiums and recorded in Book 7466, Page 248, Book 7779, page 48, Book 8026, page 588, Book 8672, page 17 and re-recorded in Book 8856, page 867 Register's Office for said county. 4) Charter for Pepper Ridge Condominium Homeowners Association of record in Book 7497, Page 462 5) Bylaws for Pepper Ridge Condominium Homeowners Association of record in Book 11634, Page 91

This property is improved property known as 206 Pepper Ridge Cr., Antioch, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 5 day of June, 2015.

Sandra D. Petrou

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra D. Petrou and , the bargainor(s), 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 Franklin, Tennessee, this 5th day of June, 2015.

Notary Public

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission expires: 1-19-16
FILE NO: 08813

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY