Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150060060 DEEDWARR
Recvd: 07/23/15 09:11 2 pgs
Fees: 13.00 Taxes: 425.50
20150723-0072142

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alissa Ly Winston Ly	Pinnacle Bank	149050a13900co
(NAME)	(NAME)	
139 Pepper Ridge Cir.	150 3rd Ave. South Ste. 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jill Reed and Howard Reed,** (Jill Reed f.k.a Jill D. Jennings) hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alissa Ly and Winston Ly, wife and husband,** 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:

Being Unit No. 139. Phase Five, Pepper Ridge Condominiums, as of record in Book 8250 page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description of said unit.

Being the same property conveyed to Jill D. Jennings, by deed of record in Instrument No. 20030523-0070419 , Register's Office for Davidson County, Tennessee.

Howard Reed joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 139 Pepper Ridge Cir., 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/our hands this 21st day of July, 2015.

Jill Reed
Jill Reed

Howard Reed
Howard Reed

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Jill Reed and Howard Reed, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2015.

Notary Public
My Commission Expires: _____

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

File No.: 9783