Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County	DEEDWARR
Recvd: 08/28/15 10:58	3 pgs
Fees:18.00 Taxes:429.20	
20150828-0087322	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

LaWanna R. Wilson
Affiant

Subscribed and sworn to before me, this ~~27th~~ day of August, 2015.

Notary Public
My commission expires: 2/25/19

06-1508-76162

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
LaWanna R. Wilson	~~New Owner~~ FCMBank	149-05-0-A-136.00 CO
136 Pepper Ridge Cir.	50 Franklin St	
Antioch TN 37013	Clarksville TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Ann Horst, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lawanna R. Wilson, an unmarried woman**, hereinafter called the Grantees, their successors 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. 136, on the Plan of Phase Three, Pepper Ridge Condominiums, of record in Book 8250, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, Phase Five, a horizontal property regime established by Master Deed of record in Book 7466, Page 248; amended in Book 7779, Page 48; Book 8026, Page 588; Book 8672, Page 17; re-recorded in Book 8856, Page 867; Book 9155, Page 806; and Instrument No. 20140307-0019460, said Register's Office.

Being the same property conveyed to Mary Ann Horst, unmarried by deed from Joey Brent Johnson, unmarried, dated August 28, 1998, recorded September 2, 1998, of record in Book 11095, Page 805, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 136 Pepper Ridge Cir., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of August, 2015.

Mary Ann Horst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Ann Horst**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Antioch, TN, this 27th day of August, 2015.

Notary Public
Davidson

My Commission expires: 12.27.15

I, Sheri Engel, 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 the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY