WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103573 DEEDWARR
Recvd: 12/08/15 10:31 2 pgs
Fees:13.00 Taxes:440.30
20151208-0123424

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Elaine Ewart	Fifth Third mortgage Company	149-05-0A-142.00 -CO
(NAME)	(NAME)	
142 Pepper Ridge Circle	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Anthony S. Jackson, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Pamela Elaine Ewart, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 142, on the Plan of Second Revision to Phase Five, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 560, and established under the Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, amended in Book 8672, Page 17, and re-recorded in Book 8856, Page 867, and Annexation for Master Deed of record in Book 8684, Page 880, and corrected in Book 8870, Page 546, corrected in the Second Corrected and Amended of Master Deed of record in Book 9020, Page 155, and further corrected in Instrument No. 20120720-0063972, and further amended in Second Amendment to the Master Deed and Declaration of Covenants, Conditions and Restrictions for Pepper Ridge Condominiums of record in Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Anthony S. Jackson by Warranty Deed from Patricia A. Breeding, unmarried, dated 08/24/2006, in Instrument No. 20060828-0106023, in the Register's Office for Davidson County, Tennessee.
The undersigned, Traci L. Jackson, spouse of Anthony S. Jackson, joins in this execution of this instrument for the purpose of conveying to the Grantee (s) all her right, title, claim and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the Condominium plat of Pepper Ridge Condominiums record in Book 8250, Page 162, Seconded Amended Plat Book 7900, Page 560, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 7466, Page 248,

Amendment of record in Book 8672, Page 17, re-recorded of record in Book 8856, Page 867, Fourth Annexation of Land of record in Book 8684, Page 880, Corrected, Amended and Restated Fourth Annexation of Land of record in Book 8870, Page 546, Second Corrected, Amended and Restated Fourth Annexation of Land of record in Book 9020, Page 155, Appointment of Substitute Trustee of record in Instrument No. 20050609-0066220, Instrument of Correction to Second Corrected, Amended and Restated fourth Annexation of Land of record in Instrument No. 20120720-0063972, Second Amendment of record in Instrument No. 20140307-0019460, Appointment of Successor Trustee of record in Instrument No. 20140915-0084012, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee.
By-Laws recorded of record in Book 11634, Page 91, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 142 Pepper Ridge Circle, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 4th day of December, 2015.

Anthony S. Jackson

Traci L. Jackson

State of Tennessee
County of Williamson

Personally appeared before me Anthony S. Jackson and Traci L. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of December, 2015.

Notary Public
My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DONALD R. HARPER, JR.

~~RETURN TO:~~
~~Stewart Title Company Tennessee Division~~
~~5107 Maryland Way~~
~~Brentwood, TN 37027~~

Return To:
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

File No.: 01288-28763
SMG TN Warranty Deed