WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008174 DEEDWARR
Recvd: 02/01/16 08:54 2 pgs
Fees:13.00 Taxes:423.65
20160201-0009144

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
James Alfred Williams	new owner	149050a14500co
(NAME)	(NAME)	
145 Pepper Ridge Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Karen F. Myers, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Alfred Williams, an unmarried man,** 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 145 of the Pepper Ridge Condominiums, Second Revision to Phase Five, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Pepper Ridge Condominiums, of record in Book 7466, Page 248, and amended in Book 7572, Page 222, in Book 7779, Page 48, in Book 8026, Page 588, in Book 8297, Page 251, in Book 8684, Page 880, in Book 8672, Page 17, in Book 8870, Page 546, and in Book 9020, Page 155, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 7466, Page 307, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Pepper Ridge Condominiums, Second Revision the Phase Five, of record in Book 7900 Page 560, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Karen F. Myers, by deed of record in Instrument No. 20040702-0079538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 145 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 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 29th day of January, 2016.

Karen F. Myers

State of Tennessee
County of Williamson

Personally appeared before me Karen F. Myers, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public
My Commission Expires: _____

File No.: 10351

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018