BILL GARRETT, Davidson County
Trans:T20160018910 DEEDWARR
Recvd: 03/08/16 11:57 2 pgs
Fees:13.00 Taxes:438.45
20160308-0022133

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1146

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of March, 2016.

Notary Public
My commission expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

05-1512-66769

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey Brown 104 Pepper Ridge Circle Antioch TN 37013	NEW OWNER	149-05-0-A-104.00

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, **Kasha Lynette Robinson, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey Brown and Candice Brown, husband and wife**, 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. 104, on the Plan of Pepper Ridge Condominiums, Phase 1, a Horizontal Property Regime, located on Una Antioch Pike, Davidson County, Tennessee, as shown on the plan of Pepper Ridge Condominiums, Phase 1, of record in Book 6900, Page 526, as established by Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, Page 248; as amended in Book 8672, Page 17; as re-recorded in Book 8856, Page 867; and further amended in Instrument No. 20140307-0019460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frazier K. Beverly, an unmarried man by Warranty Deed from Wade H. Duggin, unmarried, dated December 17, 2007, recorded December 27, 2007, of record in Instrument No. 20071227-0148126, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated June 5, 2014, recorded June 11, 2014, of record in Instrument No. 20140611-0050736, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kasha Lynette Robinson by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated February 26, 2015, recorded February 27, 2015, of record in Instrument No. 20150227-0017376, 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 104 Pepper Ridge Circle, 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 3rd day of March, 2016.

X Kasha Lynette Robinson _____

Kasha Lynette Robinson

STATE OF TEXAS
X COUNTY OF _____

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

Witness my hand in Hendersonville, TN, this 3rd day of March, 2016.

X _____
Notary Public

X My Commission expires:

State of Texas
County of Travis
This Instrument was acknowledged
before me on 03 MAR 2016
By KASHA LYNETTE ROBINSON
NOTARY

NOTARY PUBLIC STATE OF TEXAS
GIDEON MCKEE
Notary ID # 128909804
My Commission Expires
February 28, 2020