Southland

BILL GARRETT, Davidson County
Trans:T20160027476 DEEDWARR
Recvd: 04/05/16 11:01 2 pgs
Fees:13.00 Taxes:536.50
20160405-0032421

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2016.

Notary Public
My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyrone D. Ewing 4124 Pepperwood Drive Antioch, TN 37013	New Owner	165-13-0A-042.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Successor Trustee of The Pepperwood Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tyrone D. Ewing and wife, Carolyn N. Ewing,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Section Four, Peppertree Forest, a Portion of Peppertree, Phase I, P.U.D. of record in Plat Book 7900, Page 426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. As corrected in Scrivener's Affidavit dated March 31, 2016 of record in Instrument No. 20160405-0032420, Register's Office for Davidson County, Tennessee. ~~Being the same property~~ conveyed to Trey Cain Trustee of The 4124 Pepperwood Drive Trust by Warranty deed from Monica A. Robertson and husband, Robert Michael Robertson of record in Instrument No. 20160119-0005269 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

Being the same property conveyed to Monica A. Robertson and husband, Robert Michael Robertson by Quitclaim Deed from Monica A. Johnson, now known as Monica A. Robertson of record in Instrument No. 20021203-0148617 Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on December 03, 2002.

This property is improved property known as **4124 Pepperwood Drive, Antioch, TN, 37013.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 7900, Page 426; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8757, Page 607, as amended in Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; and Book 9664, Page 162, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) By-Laws of Peppertree Forest of record in Book 8757, Page 623; (4) Charter of Peppertree Forest Homeowner's Association of record in Book 8757, Page 639; (5) Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 8855, Page 559; Book 8855, Page 616; Book 8855, Page 621; Book 8855, Page 555; Book 9207, Page 478; and Book 9207, Page 483 and Book 9207, Page 478: All of record in the Register's Office for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of March, 2016.

The Pepperwood Drive Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amanda Dean, Successor Trustee of The Pepperwood Drive Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** as such **Successor Trustee.**

Witness my hand and official seal at this the 30th day of March, 2016.

_____
Notary Public

My Commission expires: 5-5-19

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

FILE NO: 2016034266