BILL GARRETT, Davidson County
Trans:T20160034309 DEEDWARR
Recvd: 04/26/16 12:59 2 pgs
Fees:13.00 Taxes:408.48
20160426-0040558

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0451

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of April, 2016

Notary Public
Commission Expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Julia R. Martin 228 Pepper Ridge Circle Anitoch, TN 37013	Legacy Home Loans LLC 4025 Hillsboro Rd. Suite 601 Murfreesboro, TN 37129	149-05-0A-228.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jimmy Clay Young and Carol Jean White, devisees under the Last Will & Testament of Norma J. Young, a/k/a Norma Jean Young, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julia R. Martin

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:

LAND in Davidson County, Tennessee, being Unit No. 228 of PEPPER RIDGE CONDOMINIUMS, PHASE THREE, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase Three, recorded as "Exhibit A" to Second Annexation of Land of record in Book 7779, Page 48 (re-recorded in Book 8026, Page 588), of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase Three, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, Page 248, as amended in Book 8672, Page 17 (re-recorded in Book 8856, Page 867) and further amended in Instrument Number 20140307-0019460, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, Page 248, as amended in Book 8672, Page 17 (re-recorded in Book 8856, Page 867) and further amended in Instrument Number 20140307-0019460, said Register's Office, and by Second Annexation of Land of record in Book 7779, Page 48 (re-recorded in Book 8026, Page 588), said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein. Reference is also made to the Plat of Pepper Ridge Condominiums, Phase Three of record in Book 7900, Page 42, corrected in Book 8163, Page 839, said Register's Office.

BEING the same property conveyed to Norma J. Young, an unmarried person, by Warranty Deed from Gregory A. Simpson and Morris J. Simpson and David M. Simpson, dated 5/29/98 and recorded 6/2/98 in Book 10956, Page 364, Register's Office for Davidson County, Tennessee. The said Norma J. Young (aka Norma Jean Young) died testate on 2/11/14, and pursuant to her Last Will and Testament filed 10/15/15 in Docket No. 15P-1639 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised her estate in equal shares to her two children, Jimmy Clay Young and Carol Jean White. See also copy of Last Will and Testament recorded 11/6/15 in Instrument Number 20151106-0113364, and Affidavit of Heirship recorded 11/6/15 in Instrument Number 20151106-0113365 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 228 Pepper Ridge Circle, Anitoch, 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 and assigns forever; and we so 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.

Dated this the 22nd day of April, 2016.

Jimmy Clay Young

Carol Jean White

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy Clay Young and Carol Jean White, devisees under the Last Will & Testament of Norma J. Young, a/k/a Norma Jean Young, deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of April, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17