WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

O-PR-16-4128-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Johnson and Don Ignatz	same address	
(NAME)	(NAME)	**165-13-0A-041.00-CO**
4128 Pepperwood Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1645		
(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 consideration, the receipt of which is hereby acknowledged, **ZANDRA A. WATSON (F/K/A ZANDRA A. KOEHN), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA JOHNSON, A SINGLE WOMAN, AND DON IGNATZ, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 383 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.

Being the same property conveyed to Zandra A. Koehn by Quit Claim deed from Kenneth Alan Koehn of record in Instrument No. 20020612-0071380 Register's Office for Davidson County, Tennessee, dated June 11, 2002 and recorded on June 12, 2002. The said Zandra A. Koehn having since married and is now known as Zandra A. Watson.

NOTE: GRAHAM WATSON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee;
- 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, Register's Office for Davidson County, Tennessee;
- By-Laws of Peppertree Forest of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee;
- Charter of Peppertree Forest Homeowner's Association of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee;
- 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, Book 9988, pages 797 and 801 and Book 9207, Page 478, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4128 Pepperwood Drive , Antioch, Tennessee 37013-1645**.

BILL GARRETT, Davidson County
Trans:T20160050902 DEEDWARR
Recvd: 06/16/16 08:01 2 pgs
Fees:13.00 Taxes:536.50
20160616-0060835

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; 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 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 hand(s) this the 27th DAY OF MAY, 2016.

Zandra A. Watson
Zandra A. Watson

Graham Watson
Graham Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZANDRA A. WATSON AND GRAHAM WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212