This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
766045 2016-02998
Terry Chandler

Davidson County DEEDWARR
Recvd: 06/30/16 10:40 4 pgs
Fees:23.00 Taxes:440.30
20160630-0066881

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Amanda V. Molina	Peoples Home Equity	
140 Pepper Ridge Circle	170 N Seven Oaks	
Antioch, TN 37013	Knoxville, TN 37922	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Heather M. Wilder and Terry A Tate, wife and husband,** have this day bargained and sold, and do hereby transfer and convey unto the said **Amanda V. Molina, a married woman**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE

COUNTY OF Sumner The actual consideration or value whichever is greater, for this transfer is $119,000.00.

Affiant _____

Subscribed and sworn to before me this the 28 day of June, 2016.

Notary Public _____

My commission expires: 9/23/19

(Affix Seal)

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property known as 140 Pepper Ridge Circle, Antioch, TN 37013.

This is unimproved ( ), known as 140 Pepper Ridge Circle, Antioch, TN 37013
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this eighth day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____ X _____
Heather M. Wilder Terry A Tate

STATE OF
COUNTY OF

Personally appeared before me, Rebecca Pfoff, a Notary Public in and for said County and State, Heather M. Wilder, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~SHE~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2016.

✓ _____
Notary Public
My Commission Expires: ✓ 6-2-17

(This area for official notarial seal)
REBECCA PFOFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014016484
MY COMMISSION EXPIRES 06/02/2017

STATE OF
COUNTY OF

Personally appeared before me, ~~Terry A Tate~~ RP Rebecca Pfoff, a Notary Public in and for said County and State, Terry A. Tate, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2016.

✓ _____
Notary Public
My Commission Expires: ✓ 6-2-17

(This area for official notarial seal)
REBECCA PFOFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014016484
MY COMMISSION EXPIRES 06/02/2017

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 140 on the plan of condominium site of Phase Five Pepper Ridge Condominium, of record in Book 8250, page 122, Register's Office for said County, to which Plan and Record thereof are incorporated and made a part hereof by reference.

For information purposes only:

Map/Parcel ID Number: 149-05-0A-140.00CO

BEING the same property conveyed to Heather M. Wilder by Warranty Deed from Dorenda K. Halteman, a married woman, joined by her husband, Brian Humphrey, dated December 10, 2010, recorded December 14, 2010, as Document No. 20101214-0099489, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

