WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith Seitz	Judith Seitz	149-05-OA-111.00
(NAME)	(NAME)	
111 Pepper Ridge Circle	111 Pepper Ridge Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/15/16 08:20 3 pgs
Fees:18.00 Taxes:447.70
20160715-0072625

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 considerations, the receipt of which is hereby acknowledged, we, **Stephen A. Zagorski and Kristin Zagorski, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Judith Seitz, a married woman**, hereinafter called the GRANTEE(S), 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 all of Unit No. 111 on the Plan of Pepper Ridge Condominiums, Phase 1 as described in Master Deed recorded in Book 7466, Page 248 and as shown on Plat of Pepper Ridge Condominiums, Phase 1 (attached to said Master Deed) of record in Book 7466, Page 301, Amendments to Master Deed recorded in Instrument No. 201403070019460, Book 8672, Page 17 and re-recorded Master Deed Amendment recorded in Book 8856, Page 867, Bylaws of record Book 11634, Page 91, of record in Plat Book 6900, Page 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Zagorski and Kristin Zagorski, husband and wife by Warranty Deed from Bobby D. Halliburton, individually, and as the Administrator of the Estate of Nancy C. Halliburton, Kathy White and Kelli Sue Halliburton, dated 11/26/2007, recorded 12/11/2007, of record in Instrument No. 20071211-0142802, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 526, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 7466, Page 248, Amendment to Master Deed of record in Book 8672, Page 17 and re-recorded in Book 8856, Page 867, Appointment of Substitute Trustee of record in Instrument No. 20050609-0066220, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement contained in Deed of Conveyance of record in Book 7061, Page 168, in the Register's Office for Davidson County, Tennessee; (4) Charter of Pepper Ridge Condominiums Homeowners' Association of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee; (5) Agreement for Dedication of Easement of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee; (6) By-Laws of the Pepper Ridge Homeowners' Association of record in Book 11634, Page 91, in the Register's Office for Davidson County,

Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 111 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 9th day of July, 2016.

Stephen A. Zagorski

Kristin Zagorski

State of New Jersey
County of Passaic

Personally appeared before me Stephen A. Zagorski and Kristin Zagorski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2016.

JACLYN SPATARO-NOTARY PUBLIC-50012514 THE GREAT SEAL OF THE STATE OF NEW JERSEY My Comm. Exp. 3-20-2020

Notary Public
My Commission Expires: 3/20/2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

