

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is 127,900.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2016.

Notary Public

My commission expires: MAY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. #111
Nashville, TN 37220

Davidson County DEEDWARR
Recvd: 08/26/16 15:04 3 pgs
Fees:18.00 Taxes:473.23
20160826-0089730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert A. Schmitt **Linda J. Schmitt**	**New Owner**	**149050A10800CO**
108 Pepper Ridge Circle		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Lynne Baker Hancock, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert A. Schmitt and Linda J. Schmitt, husband and wife

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:

A certain condominium in Davidson County, Tennessee, being Unit No. 108 of Pepper Ridge Condominiums, Phase I, a horizontal property regime, as shown on the Plat of record in Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynne A. Baker, unmarried from Alice Pauline Rooker, unmarried by Warranty Deed dated June 1, 2004 and recorded in Instrument No. 20040610-0068968, Register's Office, Davidson County, Tennessee.

Lynne Baker and Lynne Baker Hancock being one and the same person. This property has never been the marital residence of the grantor, therefore no marital interests exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 108 Pepper Ridge Circle, Antioch, 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 do 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 in 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.

Witness my/our hand(s) this 24th day of August, 2016.

Lynne Baker Hancock

Lynne Baker Hancock

_____

_____

_____

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Personally appeared before me, a Notary Public of said County and State, Lynne Baker Hancock, the within named Grantor(s), 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, at office, this 24th day of August, 2016.

Notary Public

My Commission Expires: 08-21-2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark B. Peduto, Notary Public
Hampton Twp., Allegheny County
My Commission Expires Aug. 21, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY