Davidson County	DEEDWARR
Recvd: 08/31/16 09:31	3 pgs
Fees:18.00 Taxes:495.80	
20160831-0091199	

WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17

(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
Cory Harkins	Primary Residential Mortgage, Inc	149050A21800CO
(NAME)	(NAME)	
218 Pepper Ridge Circle	1480 North 2200 W	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(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 considerations, the receipt of which is hereby acknowledged, we, **David E. Reinhardt and Judith M. Reinhardt, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cory Harkins and Christine Mondesir, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 218 on the Plan of Phase Three, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839, Master Deed recorded in Book 7466, Page 248, Amendment to Master Deed recorded in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 201403070019460, Annexation of Land recorded in Book 7779, Page 48, Book 7572, Page 222 and corrected Annexation of Land recorded in Book 8026, Page 588, 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 David E. Reinhardt and Judith M. Reinhardt by Deed from Udo Rudolph Saltzmann and wife, Marilyn A. Saltzmann dated 09/16/1994 recorded 09/20/1994, of record in Book 9469, Page 835, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable and all matters shown on the plat of Pepper Ridge Condominiums of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839; Covenants, conditions, easements and restrictions of record in Book 7466, Page 248, Amendment to Master Deed of record in Book 8672, Page 17, re-recorded Amendment to the Master Deed of record in Book 8856, Page 867, Second Amendment to the Master Deed of record in Instrument No. 20140307-0019460, Annexation of Land by H M Properties, Inc., of record in Book 7572, Page 222, Second Annexation of Land by H M Properties, Inc., of record in Book 7779, Page 48 and Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, Page 588; Charter of Pepper Ridge Condominiums Homeowners' Association recorded of record in Book 7497, Page 462, 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 218 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), their heirs and/or 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/or 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 30th day of August, 2016.

David E. Reinhardt

Judith M. Reinhardt

State of Tennessee
County of Wilson

Personally appeared before me David E. Reinhardt and Judith M. Reinhardt, 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 30th day of August, 2016.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

Return To: 16002855
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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 Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney 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: 6/18/2017
Notary' Seal (if on paper)

