WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160078743 DEEDWARR
Recvd: 09/08/16 10:50 2 pgs
Fees: 13.00 Taxes: 1294.79
20160908-0094528

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,943.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2374B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hunter McNeil Williams and Callie Danielle Watkins	new owner	147-09-0-013.00
5010 Churchill Drive		
Nashville, TN 37211-4316		

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,

NINA LAMBERT PEPPERS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUNTER MCNEIL WILLIAMS, AN UNMARRIED MAN AND CALLIE DANIELLE WATKINS, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Lot No. 54 on the Plan of Crievewood of record in Plat Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 75 feet on the Easterly side of Churchill Drive and runs back between lines, 200.6 feet on the Northerly line and 199.1 feet on the Southerly line to a dead line in the rear on which it measures 94.3 feet.

Being the same property conveyed to Terry Don Peppers and wife, Nina Lambert Peppers by Warranty deed from Paul L. McDonald and wife, Madonna F. McDonald of record in Book 4750, page 83, Register's Office for Davidson County, Tennessee, dated September 26, 1973 and recorded on September 26, 1973. Terry Don Pepper having since died on September 17, 2003, vesting sole ownership of said property to Nina Lambert Peppers as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 2331, Page 99, Register's Office for Davidson County, Tennessee.

This is property known as 5010 Churchill Drive, Nashville, TN 37211-4316

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 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 hand on the 2nd day of September, 2016.

Nina Lambert Peppers

Nina Lambert Peppers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NINA LAMBERT PEPPERS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2016.

Notary Public

My Commission Expires: 10/2/17

File #: 16-2374B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County