WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Dennis C Hughes Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

William E. Grones
Notary Public

MY COMMISSION EXPIRES: 8/21/2019
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-21-2019

B-RW-16-116

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dennis C. Hughes, Jr.	new owner	
(NAME)	(NAME)	**85-15-A-16.00CO**
116 Spring Place Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 consideration, the receipt of which is hereby acknowledged, **DOROTHY S. PEPPERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNIS C. HUGHES, JR., UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 116 on the Plan of Spring Place Condominiums, as shown as Exhibit to Master Deed of record in Book 6780, Page 229, as amended by Addendum of record in Book 7213, Page 121, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Herbert H. Peppers and wife, Dorothy S. Peppers by Warranty Deed from Claude R. McGinnis and wife, Elaine McGinnis, recorded August 27, 2002 in Instrument No. 20020827-0103518, Register's Office for Davidson County, Tennessee. Herbert H. Peppers, having since died leaving Dorothy S. Peppers the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6250, Page 830, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6780, Page 229, amended in Book 7213, Page 121, Book 7242, Page 924 and Instrument No. 20020709-0082174, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7233, Page 933, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 Spring Place Drive, Nashville, Tennessee 37214**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160087251 DEEDWARR
Recvd: 10/04/16 13:23 2 pgs
Fees:13.00 Taxes:481.00
20161004-0104693

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2016.

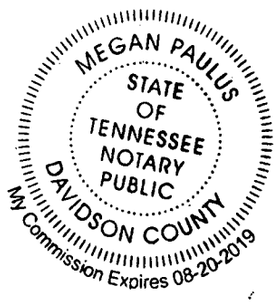
Dorothy S. Peppers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY S. PEPPERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212