WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160089192 DEEDWARR
Recvd: 10/11/16 08:47 3 pgs
Fees: 18.00 Taxes: 499.50
20161011-0107023

MST 2016-1117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 2016.

Notary Public

MY COMMISSION EXPIRES: 06-30-2018

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Jordan and Jacqueline D. Jordan	SAME	149-05-0A-106.00-CO
(NAME) 106 Pepper Ridge Circle	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jerry Caropolo aka Jerry Caropolo, Sr. and Michelle Caropolo and Jerry Caropolo, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William N. Jordan and Jacqueline D. Jordan, 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:

Land in Davidson County, Tennessee, being Unit No. 106 of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, Page 248, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Alison Aldrich, unmarried by Warranty deed from Brett H. Behar and Teri A. Behar of record in Instrument No. 20021206-0150763 Register's Office for Davidson County, Tennessee, dated November 19, 2002 and recorded on December 06, 2002.

Being the same property conveyed to Jerry Caropolo and Michelle Caropolo and Jerry Caropolo, Jr. by Warranty deed from Alison Gentry, a married woman of record in Instrument No. 20150819-0083711 Register's Office for Davidson County, Tennessee, dated August 06, 2015 and recorded on August 19, 2015; See also Scrivener's Affidavit of record in Instrument No. 20160907-0094238 Register's Office for Davidson County, Tennessee.

Subject to: Subject to all matters shown on the Plan of record in Plat Book 6900, Page 526, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominiums, Phase I of record in Book 7466, Page 248, as amended in Book 8472, Page 17 and re-recorded in Book 8856, Page 867 and Instrument No. 20140307-0019460, Register's Office for Davidson County, Tennessee. By-Laws of Pepper Ridge Homeowner's Association of record in Book 7466, Page 307 and in Book 11634, Page 91, in the Register's Office for Davidson County, Tennessee. Charter of Pepper Ridge Homeowner's Association of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for Sanitary Sewer to serve Pebble Creek Apartments of record in Book 7061, Page 168, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 106 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 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 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 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 7th DAY OF October, 2016.

Jerry Caropolo Sr. by Yvette Allen atty in fact
Jerry Caropolo, Sr.

Michelle Carpolo by Yvette Allen atty in fact
Michelle Caropolo

Jerry Caropolo Jr. by Yvette Allen atty in fact
Jerry Caropolo, Jr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Caropolo, Sr., Michelle Caropolo, and Jerry Caropolo, Jr., with whom I am personally acquainted (or provided 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 and official seal, this the _____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

(SEAL)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Jerry Caropolo, Sr. and Michelle Caropolo and Jerry Caropolo, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jerry Caropolo, Sr. and Michelle Caropolo and Jerry Caropolo, Jr., as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book *, Page _____, Register's Office of Williamson County, Tennessee.

* 20161011-010722

Witness my hand and official seal, this the 7th day of October, 2016.

Rachel W. Figueroa

Notary Public

My Commission Expires: 9/29/18

(SEAL)

