16-0393

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 25, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160103650 DEEDWARR
Recvd: 11/23/16 10:06 2 pgs
Fees: 13.00 Taxes: 442.15
20161123-0123652

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0393**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy Hensley	**Mortgage Investors Group**	**149-5A-119.00 CO**
(NAME) **119 Pepper Ridge Circle**	(NAME) **8320 East Walker Springs Lane**	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS) **Knoxville, TN 37923**	
(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, **The Estate of Martha Ann Ford,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy Hensley, an unmarried woman,** 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 apartment in Davidson County, Tennessee, described as Unit No. 119, Pepper Ridge Condominiums, a Horizontal Property Regime, located on Pepper Ridge Circle Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase 1, recorded in Plat Book 6900, page 526, said Register's Office, and described in a Master Deed recorded in Book 7466, page 248, as amended in Book 8672, page 17, and Book 8856, page 867, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Pepper Ridge Condominiums contained in the Master Deed recorded in Book 7466, page 248, as amended in Book 8672, page 17, and Book 8856, page 867, and By-Laws recorded in Book 7466, page 307, said Register's Office, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Martha Ann Ford by Warranty Deed from Janice F. Simmons, as Trustee for the Fisher Family Trust, filed for record on July 24, 2000 at Instrument Number 20007240073044, said Register's Office.

Martha Ford having since passed away on September 26, 2015

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **August, 2016.**

The Estate of Martha Ann Ford

Douglas A. Ford Executor

By: Douglas A. Ford, Executor

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Douglas A. Ford**, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the **Executor of The Estate of Martha Ann Ford**, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **The Estate of Martha Ann Ford**.

WITNESS my hand and official seal on **8/25/2016**.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2/6/18