WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014068 DEEDWARR
Recvd: 02/16/17 10:17 2 pgs
Fees:13.00 Taxes:510.60
20170216-0015947

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Scott Ploszek	Regions Bank c/o	149-05-0-A-206.00 CO
(NAME)	(NAME)	
206 Pepperridge Cir.	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Birmingham, AL 35244	
(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, I, **George Hunt, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Ploszek A/K/A Jessica Scott Ploszek, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 206, Phase Three, Pepper Ridge Condominiums, of record in Book 7900, page 42, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Act as set out in Section 64-2701 et. Seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof all restrictions, easements etc. contained in the Master Deed Book 7466, page 248; Book 7779, page 48; Book 8026, page 588; Book 8672, page 17 and re-recorded in Book 8856, page 867; and Instrument No. 20140304-0019460, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra D. Petrou, an unmarried person and James D. Bushaw, an unmarried person by Warranty Deed from Denise Phillips, an unmarried person, dated June 28, 2007, as of record in Instrument No. 20070712-0083279, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sandra D. Petrou, an unmarried person, by Quitclaim Deed from James D. Bushaw, an unmarried person, dated June 2, 2009, of record in Instrument No. 20090609-0053514, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to George Hunt, an unmarried person, by Warranty Deed from Sandra D. Petrou, an unmarried person, dated June 5, 2015, of record in Instrument No. 20150609-0054065, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 206 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 7900, page 42; Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominiums, of record in Book 7466, page 248; Book 7779, page 48; Book 8026, page 588; Book 8672, page 17, re-recorded in Book 8856, page 867; and Instrument No. 20140307-0019460; By-Laws of record in Book 11634, page 91; Articles of Incorporation/ Charter of record in Book 7497, page 462; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 15th day of February, 2017.

George Hunt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared George Hunt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of February, 2017.

Notary Public
My Commission Expires: _____

File No.: 24647

