BILL GARRETT, Davidson County
Trans:T20170027461 DEEDWARR
Recvd: 03/31/17 15:26 2 pgs
Fees:13.00 Taxes:510.60
20170331-0031739

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

John Wade Givens
Affiant

Subscribed and sworn to before me, this 31 day of March 2017.

Tammy A Novitsky
Notary Public

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Wade Givens **Angela N. Givens**	New Owner	**149050A22700CO**
227 Pepper Ridge Circle		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Debbie Kaye Shaver Kilpatrick, also known as Debbie Kaye Kilpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Wade Givens and Angela N. Givens, 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. 227, on the Plan of Phase Six, Pepper Ridge Condominiums, of record in Plat Book 8250, page 239 and Annexation in Book 9155, page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ilene D. Breece, unmarried, from Ann Carney, Successor Trustee of the Barney E. and Dorothy J. Samples Trust dated October 13, 1998, by Warranty Deed dated August 23, 2012, of record in Instrument No. 20120827-0077139, said Register's Office. Ilene D. Breece died on March 20, 2016, leaving the subject property to Debbie Kaye Shaver Kilpatrick by will admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-571. Also being the same property conveyed to Debbie Kaye Shaver Kilpatrick, also known as Debbie Kaye Kilpatrick from Debbie Kaye Kilpatrick, Executrix, by these presents, the Estate of Ilene D. Breece, by Warranty Deed dated September 26, 2016, of record in Instrument No. 20170105-0001255, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Book 7466, page 248, Amended in Book 8672, page 17, and Instrument No 20140307-0019460, said Register's Office.

All matters as shown on the plat of record in Plat Book 8250, page 239, Annexation of record in Book 9155, page 806, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 227 Pepper Ridge Circle, Antioch, TN 37013.

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 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/our hand(s) this 31st day of March, 2017.

Debbie Kaye Kilpatrick

Debbie Kaye Kilpatrick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Debbie Kaye Kilpatrick, the within named Grantor(s), with whom I am personally acquainted (or proved 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, at office, this 31st day of March, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON