WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051089 DEEDWARR
Recvd: 06/15/17 09:22 2 pgs
Fees:13.00 Taxes:453.25

20170615-0060046

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candice S. Winburn	New Owner	149-05-OA-201.00CO
(NAME)	(NAME)	
201 Pepper Ridge Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I, **Benjamin D. Cole**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Candice S. Winburn, a single person**, hereinafter called the GRANTEE(S), her heirs and/or 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 Lot No. 201 on the Plan of Condominium site of Phase Eight Pepper Ridge Condominium, of record in Plat Book 8250, Page 304, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin D. Cole, unmarried by Warranty Deed from Dale W. Houtkooper and wife, Jackie Jones dated 04/17/2003, recorded 04/24/2003, of record in Instrument No. 20030424-0055162, in the Register's Office for Davidson County, Tennessee.

Aubrey Cole, spouse of Benjamin D. Cole, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 8250, Page 304, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7466, Page 248, Amendment of record in Book 8672, Page 17, re-recorded in Book 8856, Page 867, Second Amendment of record in Instrument No. 20140307-0019460, Seventh Annexation of Land of record in Book 9402, Page 208, Appointment of Substitute Trustee of record in Instrument No. 20050609-0066220, in the Register's Office for Davidson County, Tennessee.

Instrument No. 20140307-0019460, Seventh Annexation of Land of record in Book 9402, Page 208, Appointment of Substitute Trustee of record in Instrument No. 20050609-0066220, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee.
Bylaws of the Pepper Ridge Homeowners Association of record in Book 11634, Page 91, in the Register's Office for Davidson County, Tennessee.
Charter of Pepper Ridge Condominiums Homeowners Association of record in Book 7497, Page 462, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 201 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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 our hands this 8 day of June, 2017.

Benjamin D. Cole by Donald R. Barrett Jr as Attorney in Fact for Benjamin D. Cole

Aubrey Cole by Donald R. Barrett Jr as Attorney in Fact for Aubrey Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett Jr with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Benjamin D. Cole and Aubrey Cole, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2017.

Dorothy E. Welch
Notary Public
My Commission Expires: 4-13-19

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

File No.: 01288-37906
SMG TN Warranty Deed