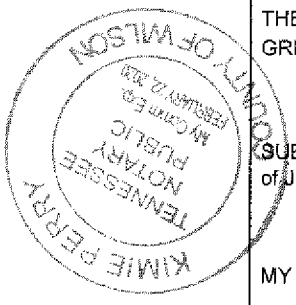
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/17 16:03 3 pgs
Fees:18.00 Taxes:536.50
20170801-0078276



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Mickelson	Terry Mickelson	149-05-0A-214.00-CO
(NAME)	(NAME)	
9626 E. Calgary Avenue	9626 E. Calgary Avenue	
(ADDRESS)	(ADDRESS)	
Sun Lakes, AZ 85248	Sun Lakes, AZ 85248	
(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, we, **Gary J. Cantrelle**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Terry Mickelson and Leeanna Mickelson, husband and wife**, hereinafter called the GRANTEE(S), their 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 all of Unit No. 214 on the Plan of Phase Three, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839, Master Deed recorded in Book 7466, Page 248, Amendment to Master Deed recorded in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 201403070019460, Annexation of Land recorded in Book 7779, Page 48, and corrected Annexation of Land recorded in Book 8026, Page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, (erroneously shown Plat Book 7900, Page 588 in prior deeds).

Being the same property conveyed to Gary J. Cantrelle by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), by and through its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), dated 01/23/2013, recorded 02/01/2013, of record in Instrument No. 20130201-0010576, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839; Covenants, conditions, easements and restrictions of record in Book 7466, Page 248, Second Annexation of Land of record in Book 7779, Page 48, Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, Page 588, Amendment of record in Book 8672, Page 17 and re-recorded of record in Book 8856, Page 867, Second Amendment of record in Instrument No. 20140307-0019460, Appointment of Substitute Trustee of record in Instrument No. 20050609-0066220; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, Page 804; By-Laws of the Pepper Ridge Homeowners' Association of record in Book 11634, Page 91; 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 214 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), their 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), their 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 my hand this 27th day of July, 2017.

Gary J. Cantrelle

State of Tennessee
County of Wilson

Personally appeared before me Gary J. Cantrelle, 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 seal this 27th day of July, 2017.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

