THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170812873**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,900.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2017. Notary Public My Commission Expires: 3/20/18

BILL GARRETT, Davidson County
Trans:T20170071521 DEEDWARR
Recvd: 08/17/17 11:59 2 pgs
Fees:13.00 Taxes:665.63
20170817-0084599

TAMMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Ygnacio Duran 4653 Chutney Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 165-14-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly L. Hamilton n/k/a Kelly L. Gauthier, married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ygnacio Duran** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: If single man

Land in Davidson County, Tennessee, being Lot(s) 308, as shown on the map entitled Section Seven Peppertree Forest, of record in Plat Book 7900, page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KELLY L. HAMILTON, by deed from BRAD S. JENKINS and wife, BROOKE R. JENKINS, of record in Instrument No. 20040719-0085791 and re-recorded in Instrument No. 20040730-0091761, dated July 7, 2004, said Register's Office.

Dale Gauthier joins in this instrument for the purpose of conveying and any all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 165-14-0-010.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 322, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7982, page 736, amended and restated in Book 8757, page 607, said Register's Office.
Bylaws of Peppertree Forest Homeowners Association, Inc. of record in Book 8757, page 623, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property located at 4653 Chutney Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2017.

Kelly L. Hamilton n/k/a Kelly L. Gauthier / Dale Gauthier

Kelly L. Hamilton n/k/a Kelly L. Gauthier / Dale Gauthier

STATE OF Louisiana)
COUNTY OF St. Tammy Parish)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly L. Hamilton n/k/a Kelly L. Gauthier and Dale Gauthier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2017.

Notary Public

My Commission Expires: AT DEATH

LOUIS G. DUTEL, III
NOTARY PUBLIC
ID NO. 66415
ST. TAMMANY PARISH, LA