Bill Garrett Davidson County
Batch# 48556 DEEDWARR
01/18/2018 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20180118-0005121

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 11th day of January, 2018.

Notary Public
My commission expires: 8/5/18

04-1712-56713

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Flanigan Investments, LLC	Flanigan Investments, LLC	149-05-0-A-203.00 CO
203 Pepper Ridge Circle Antioch TN 37013	203 Pepper Ridge Circle Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Williams, now known as, Deborah Ambrose, married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Flanigan Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 203, on the Plan of Phase Eight, Pepper Ridge Condominiums of record in Book 8250, Page 304, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime established by Master Deed, of record in Book 7466, Page 248; as amended in Book 7779, Page 48; Book 8026, Page 588; Book 8672, Page 17; re-recorded in Book 8856, Page 867; Book 9155, Page 806; and Instrument No. 20140307-0019460, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Williams, unmarried by deed from Craig Olcott, single, dated April 27, 2010, recorded May 6, 2010, of record in Instrument No. 20100506-0034667, Register's Office for Davidson County, Tennessee. The said Deborah L. Williams having since married and is now known as Deborah Ambrose.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 203 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of January, 2018.

Deborah Ambrose

Deborah Ambrose

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Deborah Ambrose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 11th day of January, 2018.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission expires:

MY COMMISSION EXPIRES:
DECEMBER 20, 2020

I, Andy Maloney, do hereby make oath that I am a licensed 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021