Return To:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 51068 DEEDWARR
01/24/2018 01:18:12 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180124-0007451

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Paula Deason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 2018

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expires: 3/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jimy Whitney Deason 1625 Robindale Drive Hermitage, TN 37076	Franklin American Mtg. 6100 Tower Cr #600 Franklin, TN 37067	098-06-0A-191.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Brandon H. Peppenhorst, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimy Whitney Deason, a single woman

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:

Lot 171, PHASE TWO, SECTION B, BRIDGEWATER, A Planned Unit Development, as shown on plat of record in Instrument No. 20080422-0040985, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon H. Peppenhorst, a single person, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession, of record in Instrument No. 20080815-0084087, in the Register's Office of Davidson County, Tennessee, dated August 14, 2008 and recorded on August 15, 2008.

Brandon H Peppenhorst having since married Claire B Peppenhorst.

Claire B Peppenhorst is executing this document to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

G17-0623

This is improved property known as: 1625 Robindale Drive, Hermitage, TN 37076.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of January, 2018.

Brandon H. Peppenhorst

Claire B. Peppenhorst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Brandon H. Peppenhorst and Claire B. Peppenhorst

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 and official seal at Hermitage, Tennessee this 19th day of January, 2018.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Notary Seal)

Notary Public
My Commission Expires: 5 6 19