WARRANTY DEED

Bill Garrett Davidson County
Batch# 83573 **DEEDWARR**
04/23/2018 09:32:27 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20180423-0037801

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/4/22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SHARON E. MOORE BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie Hosea Brunson	Quicken Loans, Inc.	149050a20800 CO
(NAME)	(NAME)	
208 Pepper Ridge Cir # 208	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Harold W. Donaldson, Jr. and Carolyn Donaldson,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Willie Hosea Brunson, a single man,** 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:

A certain tract or parcel of **land** located in Davidson County, Tennessee, described as follows:

Being Unit 208, Pepper Ridge Condominiums, Phase Three as of record in Book 7900, Page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold W. Donaldson, Jr. and wife, Carolyn Donaldson from John W. McDaniel and wife, Joyce F. McDaniel by Warranty Deed on 9/14/2017 of record in Instrument No. 20070921-0112945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☑ property, known as 208 Pepper Ridge Cir # 208, 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 GRANTEES, their heirs and assigns forever; and we do 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 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/our hands this 19th day of April, 2018.

Harold W. Donaldson, Jr.

Carolyn Donaldson

State of Tennessee
County of ~~Davidson.~~ Wilson

Personally appeared before me Harold W. Donaldson, Jr. and Carolyn Donaldson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2018.

Notary Public
My Commission Expires _____

File No.: 13057

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019