WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147895 DEEDWARR
10/02/2018 10:16:44 AM 2 pgs
Fees: $13.00 Taxes: $573.13

20181002-0097585

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$154,900.00.**

Affiant

Subscribed and sworn to before me this 25th day of September, 2018

Notary Public
My Commission expires: 3.17.21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adam Henderson	SAME AS NEW OWNER	149-05-0A-203.00CO
203 Pepper Ridge Circle		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Flanigan Investments LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam Henderson, single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 203 of Pepper Ridge Condominiums, Phase VIII, a Horizontal Property Regime, located (directly behind Pepper Ridge Condominiums Phase 7) on Billingsgate Road, Antioch Davidson County, Tennessee, as shown on the Plat of Pepper Ridge Condominiums, Phase VIII of record in Plat Book 8250, Page 304, Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants and Restrictions of record in Book 7456, Page 248, and amended in Book 8672, Page 17, as re-recorded in Book 8836, Page 867, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied therein.

Being the same property conveyed to Flanigan Investments LLC, a Tennessee limited liability company, from Deborah Williams, now known as Deborah Ambrose, married woman, by deed on January 11, 2018, of record in Instrument Number 20180118-0005121, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 304, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed of record in Instrument Number 20140307-0019460 , Register's Office for Davidson County, Tennessee.

This is improved property known as: **203 Pepper Ridge Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 25, 2018.

Flanigan Investments LLC, a Tennessee limited liability company

Mary Christy Flanigan Member

By Mary Christy Flanigan, Authorized Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mary Christy Flanigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of authorized member, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY