WARRANTY DEED

Karen Johnson Davidson County
Batch# 194356 DEEDWARR
02/12/2019 11:05:58 AM 2 pgs
Fees: $13.00 Taxes: $615.67

20190212-0013094

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,395.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kimberly Fortenberry	New Owner	149 05 0A 122.00 CO
(NAME)	(NAME)	
122 Pepper Ridge Cir.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Michael L. Arbuckle and Julia A. Arbuckle, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kimberly Fortenberry, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in WILSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of Phase Four, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 257, 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, annexation of Phase IV in Book 8297, Page 251; amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, said Register's Office.

Being the same property conveyed to Michael L. Arbuckle and Julia A. Arbuckle, husband and wife by Warranty Deed from Richard R. McDonald, a single man dated October 29, 2013 and recorded November 4, 2013 as Instrument No. 20131104-0114379, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 122 Pepper Ridge Cir., Antioch, TN 37013

File Number: MTJ-1900307SSO

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 our hands this 11 day of February 2019

Michael L. Arbuckle

Julia A. Arbuckle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael L. Arbuckle and Julia A. Arbuckle, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-1900307SSO