WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Mary E. Dufresne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2019

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary E. Dufresne Douglas P. DuFresne	Mary E. Dufresne	165 13 0A 174.00
(NAME)	(NAME)	
4041 Pepperwood Dr.	4041 Pepperwood Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 231003 **DEEDWARR**
05/16/2019 12:10:02 PM 2 pgs
Fees: $13.00 Taxes: $765.90

20190516-0046287

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, I, **Michael D. Peters, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary E. Dufresne and Douglas P. DuFresne, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 414 on the Plan of Section Eight, Peppertree Forest a planned unit development of record in Plat Book 7900, Page 652, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. Peters, unmarried by Warranty deed from Joshua A. Peters, unmarried of record in Instrument No. 20170228-0019627 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 28, 2017.

Subject to Taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 7900, page 652 and Book 6900, page 943 said Register's Office (Section Eight annexed in Book 9287, page 698 Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8757, page 607, said Register's Office.

Subject to Charter and By Laws of record in Book 8757, page 639 and Book 8757, page 623, said Register's Office.

Subject to all future HOA fees assessed on the property from date of closing.

unimproved ☐

This is improved ☑ property, known as 4041 Pepperwood Dr., 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 8th day of May, 2019.

Michael D. Peters

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Peters, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2019.

Notary Public
My Commission Expires: _____

File No.: 20191982

