Karen Johnson Davidson County
Batch# 233030 DEEDWARR
05/22/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20190522-0048190

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $70,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2019. Notary Public My commission expires: 9/29/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert Daniel Peppler	Navy Federal Credit Union	**147-03-0A-012.00-CO**
441 Harding Place	5550 Heritage Oaks Dr.	
Nashville, TN 37211	Pensacola, FL 32526	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

CNK, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Robert Daniel Peppler, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A-12, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee. Together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being a part of the same property conveyed to CNK, LLC, a Tennessee limited liability company by Warranty deed from Volunteer State Bank of record in Instrument No. 20140204-0009621 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 04, 2014.

This is **improved** property known as **441 Harding Place, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of May, 2019.

CNK, LLC, a Tennessee limited liability company

BY: _____ X
James J. Stevens, Member

BY: _____
Mary Elizabeth Stevens, Member

STATE OF TENNESSEE
COUNTY OF Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James J. Stevens and Mary Elizabeth Stevens, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of CNK, LLC a Tennessee limited liability company, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 20th day of May, 2019.

_____
Notary Public

My Commission Expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

SP 11/2015

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

