(2)

Karen Johnson Davidson County
Batch# 257882 DEEDWARR
07/17/2019 09:18:56 AM 2 pgs
Fees: $13.00 Taxes: $764.86
20190717-0069771

# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,719.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 10-10

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Amanda Edwards | Pinnacle Bank | 148-08-0-16.00 |
| (NAME) | (NAME) | |
| 128 Ritter Court | 150 3rd Ave South Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Fairfield, CA 95434 | Nashville, TN 37201 | |
| (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, I, **James Peplinski, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Edwards,** 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:

Being Lot Number 14 on the Plan of Oakwood Terrace, Section 1, of record in Book 4460, pages 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Peplinski and wife, Mary Peplinski by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development dated October 11, 2002 and filed for record October 25, 2002 as Instrument NO. 20021025-0130727 in the Register's Office for Davidson County, Tennessee. The said Mary Peplinski having since died the property is vested to James A. Peplinski.

Subject to any and all matters appearing on the Plan of record in Plat Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 4547 Artelia, 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 12th day of July, 2019.

James Peplinski

James Peplinski

State of CA
County of Santa Clara

Personally appeared before me, THE UNDERSIGNED NOTARY IN AND FOR THE AFOREMENTIONED COUNTY AND STATE, James Peplinski, with whom I am personally acquainted,( OR WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~12th~~ 13 day of July, 2019.

J. V. Almaraz

Notary Public // J. V. Almaraz
My Commission Expires: 05-19-2022

File No.: 201906052

J. V. ALMARAZ
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2243202
SANTA CLARA COUNTY
My Comm. Exp. May 19, 2022