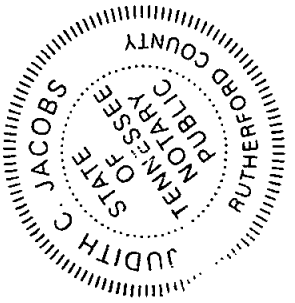
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Sherry Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

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	New Owner	148-16-0-0-34.00
(NAME)	(NAME)	
500 Montana Street		
(ADDRESS)	(ADDRESS)	
Fairfield , CA 94533		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 271089 **DEEDWARR**
08/14/2019 09:17:19 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190814-0080980

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 A. Peplinski,** 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:

Land in Davidson County, Tennessee, being Lot No. 205 on the plan of Debra Heights, Section II of record in Plat Book 3700, page 39, Register's Office for said Count, to which reference is made for a more complete description.

Being the same property conveyed to Jame A. Peplinski and wife, Mary Peplinski by deed from Mel Martinez, secretary of housing and Urban Development dated September 5, 2002 and filed for record September 18, 2002 as Instrument NO. 20020916-0112391 in the Register's Office for Davidson County, Tennessee. Said Deed of Trust was re-recorded as Instrument No. 20021219-0156888 said Register's Office. The said Mary Peplinski having since died the property is vested to James A. Peplinski as surviving tenant.

Property commonly known as 843 Reeves Road Antioch, TN 37013

Subject to any and all matters appearing on the Plan of record in Plat Book 3900, page 39, 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.

The Taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 843 Reeves Road, 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 9th day of August, 2019.

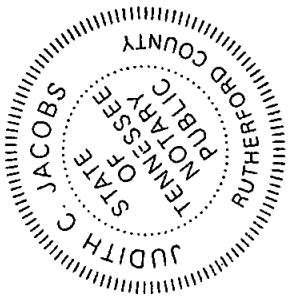
James A. Peplinski

State of Tennessee
County of Davidson

On this the 9 day of Aug, 2019, before me personally appeared Triston Jacobs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Peplinski, and who acknowledged that he executed the same as the free act and deed of the said James A. Peplinski by virtue of that Power of Attorney, duly executed by the said James A. Peplinski and appearing of record in Instrument NO. 20190814-0080979 of the Register's Office of Davidson , Tennessee.

WITNESS my hand and seal this 9th day of August, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201906036