THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 309806 DEEDWARR
11/01/2019 03:53:25 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20191101-0112900

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lily Williams 139 Pepper Ridge Circle Antioch TN 37013	New Owner	Tax Parcel ID No. 149 05 0A 139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alissa Ly and Winston Ly, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lily Williams**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

unmarried

Being Unit No. 139, Phase Five, Pepper Ridge Condominiums, as of record in Book 8250, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description of said unit.

Being the same property conveyed to Alissa Ly and Winston Ly, wife and husband, by Warranty Deed from Jill Reed and Howard Reed, (Jill Reed f.k.a Jill D. Jennings), of record in Instrument No. 20150723-0072142, in the Register's Office of Davidson County, Tennessee, dated July 21, 2015 and recorded on July 23, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION TO PHASE FIVE, PEPPER RIDGE CONDOMINIUMS, as recorded in Plat Book 7900, Page(s) 560, Plat Book 8250, Page 122 and Plat Book 8250, Page 162.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Addition to and Revision of Phase 2, Pebble Creek Apartments, as recorded in Plat Book 6900, Page(s) 295.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Pepper Ridge Condominiums of record in Book 7466, Page 248 , as amended by instrument(s) of record in Book 8672, Page 17 and Re-Recorded in Book 8856, Page 867; Fourth Annexation recorded in Book 8684, Page 880; Corrected Amended and Restated Fourth Annexation recorded in Book 8870, Page 546; Second Corrected Amended and Restated

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-TWR-19-139

Fourth Annexation recorded in Book 9020, Page 155 and Correction of 2nd Corrected Amended and Restated Fourt Annexation recorded in Instrument No. 20120720-0063972; Appointment of Substitute Trustee recorded at Instrument No. 20050609-0066220 and Second Amendment as recorded at Instrument No. 20140307-0019460; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7505, Page 804.

This is improved property located at 139 Pepper Ridge Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2019.

Alissa Ly

Winston Ly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alissa Ly and Winston Ly, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2019.

Notary Public

My Commission Expires: _____

