THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35183-11-2019**	The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2019. Notary Public My Commission Expires: 9-18-23

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 335710 DEEDWARR
12/27/2019 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20191227-0133926

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kristen Pepper, William Pepper 4513 Price Circle Road Nashville, TN 37205	New Owner	Map and Parcel No.: 103 10 0 069 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, **Douglas Waterman and Jessica Waterman, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Bradford Pepper and Kristen Oslin Pepper, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4513 Price Circle Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of December, 2019.

Douglas Waterman

Jessica Waterman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Waterman and Jessica Waterman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2019.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hillwood Estates, Section One, as of record in Plat Book 1835, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas Waterman and Jessica Waterman, husband and wife, by deed dated March 14, 2014 from Douglas M. Elkins and wife, Allison C. Elkins of record in Instrument No. 20140317-0021635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 103 10 0 069 00.
2. All matters appearing on the Plan of record as Book 1835, page 117, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)