RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912946

Karen Johnson Davidson County
Batch# 342498 DEEDWARR
01/13/2020 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $685.49
20200113-0004356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,268.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Violet Evans 228 Pepper Ridge Circle Antioch, TN 37013	Same address as new owner	149-05-0-A-228.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand Two Hundred Sixty Eight and 00/100 Dollars ($185,268.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JULIA R. MARTIN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VIOLET EVANS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being **Unit No. 228** of **PEPPER RIDGE CONDOMINIUMS, PHASE THREE**, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase Three, recorded as "Exhibit A" to Second Annexation of Land of record in Book 7779, Page 48 (re-recorded in Book 8026, Page 588), of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase Three, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, Page 248, as amended in Book 8672, Page 17 (re-recorded in Book 8856, Page 867) and further amended in Instrument Number 20140307-0019460, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, Page 248, as amended in Book 8672, Page 17 (re-recorded in Book 8856, Page 867) and further amended in Instrument Number 20140307-0019460, said Register's Office, and by Second Annexation of Land of record in Book 7779, Page 48 (re-recorded in Book 8026, Page 588), said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein. Reference is also made to the Plat of Pepper Ridge Condominiums, Phase Three of record in Book 7900, Page 42, corrected in Book 8163, Page 839, said Register's Office.

BEING the same property conveyed to Julia R. Martin by Warranty Deed from Jimmy Clay Young and Carol Jean White, devisees under the Last Will and Testament of Norma J. Young a/k/a Norman Jean Young, deceased, said Warranty Deed being dated 4/22/16 and recorded 4/26/16 in Instrument Number 20160426-0040558, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 228 Pepper Ridge Circle, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of January, 2020.

Julia R. Martin

JULIA R. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Julia R. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of January, 2020.

Katherine Warren

Notary Public
My commission expires: 4-13-22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
EXP. 4-13-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022