(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 368367 DEEDWARR
03/06/2020 09:32:49 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20200306-0025334

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Nibardo Sosa Gomez
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2020.

Notary Public

My commission expires:

RUSSELL J McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nibardo Sosa Gomez	**New Owner**	**176-01-0-066.00**
4841 Peppertree Drive		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maria S. Lepez, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nibardo Sosa Gomez, a married man

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. 137 on the Plan of Section One (Revised), Peppertree Forest of record in Plat Book 6900, Pages 973-975, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria S. Lepez, unmarried, by Warranty Deed, from Patricia A. Austin and Jerry R. Austin, wife and husband, dated January 25, 2006, of record in Instrument No. 20060130-0011295, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 7982, Page 736, amended in Book 8703, Page 462, Book 8757, Page 607, Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8757, Page 623, Register's Office for Davidson County, Tennessee.
Easement for Sign Rights of record in Book 8085, Page 448, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 6900, Page 943, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 8287, Page 54, Book 8855, Page 616, Book 8855, Page 621, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Sewer of record in Book 8287, Page 31, Book 8855, Page 555, Book 8855, Page 559, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20190611-0055977, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4841 Peppertree Drive, Nashville, TN 37013

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 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 hand(s) this 3rd day of March, 2020

Maria S. Lepez 03/03/2020
Maria S. Lepez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2020, before me personally appeared Maria S. Lepez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2020.

Notary Signature
My commission expires:

RUSSELL J McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: **20-92**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027