Karen Johnson Davidson County
Batch# 458593 DEEDWARR
08/18/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20200818-0092362

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2020.

Allison M. Noble
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

ALLISON M NOBLE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

G-TAG-20-3001-401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jasmine N. Brown	Cambridge Mortgage, Inc	
(NAME)	(NAME)	**163-04-0A-401.00-CO**
3001 Hamilton Church Road 401	115 B East Main St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES PEFFER AND DEBORA PEFFER, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASMINE N. BROWN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 401, together with the appurtenant interest in the common elements of Hamilton Crossings Townhomes, a horizontal property regime as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0116945; Instrument No. 20040226-0022076; amended in Instrument No. 20050310-0026734; Instrument No. 20050701-0075731; and Instrument No. 20060206-0014793, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-3" to the aforementioned Declaration amendment of record in Instrument No. 20050310-0026734, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Peffer and Debora Peffer, husband and wife by Warranty deed from Steve J. Hill, married of record in Instrument No. 20140929-0089382 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on September 29, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040212-0016945, as amended in Instrument No. 20060206-0014793 Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20040212-0016946, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement(s) to Gulf Interstate Gas Co. of record in Book 2242, Page 245, and Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Columbia Gulf Transmission Co. of record in Book 2284, Page 531, Book 3537, Page 16, and Book 4215, Page 630, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3001 Hamilton Church Road 401, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF AUGUST, 2020.

Charles Peffer

Debora Peffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES PEFFER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORA PEFFER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

