WARRANTY DEED

Karen Johnson Davidson County
Batch# 461024 DEEDWARR
08/20/2020 11:55:42 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20200820-0094066

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela S. Way	Regions Bank dba Regions Mortgage	149-05-0A-088.00
(NAME)	(NAME)	
88 Pepper Ridge Circle	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LaShonda Toran, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pamela Sue Way and Ronald Darrell Garton, as joint tenants with the right of survivorship**, 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:

A certain condominium located in Davidson County, Tennessee, known as Unit No. 88 at Pepper Ridge Condominiums, Phase Nine according to the plan of record in Book 8250, Page 322, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to LASHONDA TORAN, A SINGLE WOMAN from FIFTY FORWARD, CONSERVATOR FOR GLORIA PEARL ABRAHAMS by Warranty Deed on March 22, 2016, of record in Instrument Number 20160330-0030127, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 8250, Page 322, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11634, Page 91, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association of record in Book 7497, Page 462, Register's Office for Davidson County, Tennessee.

Conditions, covenants, restrictions contained in the Master Deed establishing PEPPER RIDGE CONDOMINIUMS of record in Book 7466, Page 248, as amended in Book 8856, Page 867 and Book 9476, Page 32 and Instrument Number 20140307-0019460, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 7505, Page 804, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 88 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 18th day of August, 2020.

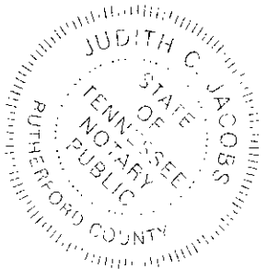
LaShonda Toran

State of Tennessee
County of Davidson

Personally appeared before me LaShonda Toran, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of August, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23



File No.: 202007019