Karen Johnson Davidson County
Batch# 470052 DEEDWARR
09/04/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200904-0101031

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $195,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of September, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James William Pittenger	CMG MORTGAGE INC. dba CMG Fina	149-05-0A 122.00
122 Pepper Ridge Circle	3160 CROW CANYON ROAD, STE. 400	
Nashville, TN 37013	SAN RAMON, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY FORTENBERRY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES WILLIAM PITTENGER, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of Phase Four, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 257, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime, established by Master Deed of record in Book 7466, Page 248, annexation of Phase IV in Book 8297, Page 251; amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, said Register's Office.

Being the same property conveyed to Kimberly Fortenberry, an unmarried woman, by deed from Michael L. Arbuckle and Julia A. Arbuckle, husband and wife, dated 02/11/2019, of record in Instrument No. 20190212-0013094, Register's Office for said County.

Also being all of the same property conveyed to Michael L. Arbuckle and Julia A. Arbuckle, husband and wife, by deed from Richard R. McDonald, a single man, dated 10/29/2013, of record in Instrument No. 20131104-0114379, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 122 Pepper Ridge Circle, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

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Witness my hand this the 3rd day of September, 2020.

Kimberly Fortenberry

STATE OF TENNESSEE
COUNTY OF Davidson

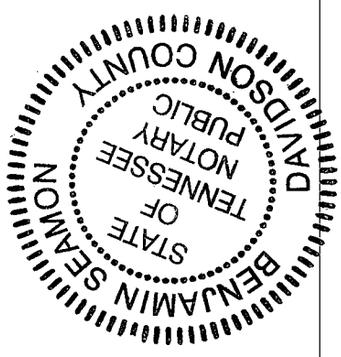
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Fortenberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2020.

My commission expires:

9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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