3QB

WARRANTY DEED

Karen Johnson Davidson County
Batch# 488536 DEEDWARR
10/02/2020 01:15:50 PM 2 pgs
Fees: $13.00 Taxes: $675.25

20201002-0114275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-081971

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Billy Christopher Hennessee and Larry George Sampson	Highlands Residential Mortgage	
(NAME) 216 Pepper Ridge Circle	(NAME) 12001 N. Central Expressway #750	149-05-0A-216.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas Tx 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($182,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROL A. WHEELER-MCDOWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY GEORGE SAMPSON AND BILLY CHRISTOPHER HENNESSEE, SPOUSES MARRIED TO EACH OTHER,** 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 Unit No. 216 of Pepper Ridge Condominiums, Phase III, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as described in the Corrected, Amended and Restated Second Annexation of Land of Pepper Ridge Condominiums, Phase III, of record in Book 8026, Page 588, of the Register's Office for Davidson County, Tennessee, and as shown on the plat of Pepper Ridge Condominiums, Phase III, of record in Book 7900, Page 42, and corrected in Book 8163, Page 839, all in said Register's Office. Said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, 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, 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, said Register's Office, and by Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, Page 588, said Register's Office, are incorporated in this deed by reference and made a part of the same though copied herein.

Being the same property conveyed to Carol A. Wheeler, unmarried by Warranty deed from Ron S. Clark, joined by his wife, Lisa L. Clark of record in Book 9537, Page 154, Register's Office for Davidson County, Tennessee, dated November 30, 1994 and recorded on December 05, 1994.

Carol A. Wheeler-McDowell is formerly known as Carol A. Wheeler

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 216 Pepper Ridge Circle, Antioch, TN 37013
(House No.) (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 hand(s) this the 29th day of September, 2020

Carol A. Wheeler-McDowell
Carol A. Wheeler-McDowell

STATE OF TN
COUNTY OF Williamson

On this 29 day of September, 2020 before me personally appeared Carol A. Wheeler-McDowell to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of September, 2020.

Commission Expires: July 5, 2021

Cheryl Buckingham-Mimms
Notary Public

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON