BOOK 10997 PAGE 669

BOM

# WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$49,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH DAY OF JUNE, 1998.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Vincent R. Peach** | **First American National Bank** | **103-8A-60** |
| (NAME) | (NAME) | |
| **4425 West Lawn Drive C-305** | **First American Center** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Nashville, TN 37209** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Laurel Kaiser**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent R. Peach and James L. Peach and wife Venetia Peach**, 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 apartment in Davidson County, Tennessee, being Unit C-305 on the plan of Westlawn Green of record in Book 5200, Pages 20 - 24, Register's Office for said County, to which plan and record thereof reference is hereby made for a more complete description.

Being the same property conveyed to Laurel L. Osborn by deed of record in Book 9547, Page 219, Register's Office for Davidson County, Tennessee.

Laurel L. Osborn and Laurel Kaiser being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

[redacted] This instrument is executed on behalf of James L. Peach by Vincent R. Peach as his Attorney-In-Fact pursuant to be recorded Power of Attorney of record in Book 10997, Page 672, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4425 West Lawn Drive C-305, Nashville, TN 37209**
(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.

0456645
IDENTIF. & REFERENCE
98 JUN 30 AM 9:13
FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN.

7363 06/30 0101 03CHECK 190.30

Witness **my/our hand(s)** this **12th day of June, 1998**.



Laurel Kaiser

Laurel Kaiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 6/12/98.

Commission expires:

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10997 PAGE 671

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

06/30/98 01 09:13 0001 7363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456645 IDENTIF. ↑ REFERENCE

98 JUN 30 AM 9:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313153