Davidson County DEEDWARR
Recvd: 08/24/01 10:57 2pgs
Fees:13.00 Taxes:436.60

20010824-0091607

**PREPARED BY:**
**BALDWIN LAND TITLE. PLLC**
**228 JACKSON MEADOWS**
**HERMITAGE, TN 37076**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **10th** day of **August, 2001** between **Frank Davenport, a married man** , GRANTOR, and **Krisztina Peller, an unmarried woman** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

**LAND IN DAVIDSON COUNTY, TENNESSEE, Being Lot 64-B on the Plat of Lots 63, 64, and 65 revised, Zone Lot Division, Lots 54, 55, 57, 58, 60, 63, 64, 65, and 66, Brentwood Meadows, Section 3, as of record in Book 6250, Page 775, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Frank Davenport by Substitute Trustee's Deed from, Arnold M. Weiss, Substitute Trustee, in Instrument No. 20010611-0061113, dated on 06-05-01 and recorded on 06-11-01, Register's Office, Davidson County, Tennessee.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record on the Plan of record in Book 6250, page 775, Restrictive Covenants of record in Book 6771, page 442; Road Maintenance Declaration of record in Book 6617, page 423; and any and all easements, right of ways, setback lines, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**The above described property is not and has never been the primary or principal residence of the Grantor(s).**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Frank Davenport

**Frank Davenport**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Frank Davenport, a married man**, 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, at office, this **10th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
COUNTY, TENN.
My Commission Expires
September 28, 2002

Name and Address of Property Owner:

**Krisztina Peller**
**5529 Thalman Dr.**
**Brentwood, TN 37027**

Property Address:

**5529 Thalman Dr.**
**Brentwood, TN 37027**

Person Responsible for Taxes:

**HORIZON BANK**
**1851 NW 125TH AVENUE, SUITE 100**
**PEMBROKE PINES, FL 33028**

**Parcel #:** 161-9, 145

# AFFIDAVIT OF VALUE

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

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
COUNTY, TENN.
My Commission Expires
September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076