WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/02 15:09 2pgs
Fees:13.00 Taxes:295.63

20020829-0104905

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George P. Zervas	AMSOUTH BANK	Map 87
(NAME) 4617/4619 Forrest Ridge Drive	(NAME) 2050 Parkway Office Circle	Group 13-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham Alabama 35244	Parcel 65
(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,
James A. Peplinski and Wife, Mary Peplinski, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
George P. Zervas and Wife, Jenny M. Zervas, 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:

Being Lot No. 210 on the Plan of Valley Grove, Section 3, as of record in Plat Book 5800, Page 153, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gerald W Rood and Deborah P. Rood by deed from George L Thomas, III and wife, Dora P Thomas of record in Book 9300 page 262, Register's Office for Davidson County, Tennessee. And further Being conveyed to James A. Peplinski and Wife, Mary Peplinski by Trustees Deed from Robert M Wilson, Jr of record in Instrument Number 20020829-0104903, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6011, Page 304, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 4617/4619 Forrest Ridge Drive, Hermitage, TN 37076

(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 hand(s) this 26th day of August, 2002.

James A. Peplinski, By Robin Johnson Attorney in fact

Mary Peplinski By Robin Johnson Attorney in fact

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

On this the 8/26/2002, before me personally appeared Robin Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Peplinski and Wife, Mary Peplinski, and who acknowledged that they executed the same as the free act and deed of the said James A. Peplinski and Wife, Mary Peplinski by virtue of that Power of Attorney, duly executed by the said James A. Peplinski and Wife, Mary Peplinski and appearing of record in Instrument Number 20020829-0104904, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 26th day of August, 2002

My Commission Expires: _____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

File Number2208236

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122