Realty Title
49A

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/04/03 15:03 2pgs
Fees:13.00 Taxes:443.63

20030604-0076665

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires 28, 2004

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
Robert A. Vanderbilt Jr.	CTX Mortgage Company	Map 96-10
(NAME) 2923 Teakwood Drive	(NAME) P.O. Box 199000	Parcel 102.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75219	
(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,
John E. Peklinsky and Wife, Jennifer Peklinsky, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Robert A. Vanderbilt Jr. and Wife, Claudia Foxall Vanderbilt, 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:

88-89

Being Lot No. 252 on the Plan of Cloverhill, Section 5, as of record in Plat Book 2133, Pages ~~880 - 89~~, 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 John E. Peklinsky and Wife, Jennifer Peklinsky by deed from Marilyn Rawding of record in Deed Book 10503, page 674, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2145, Page 262 and Deed Book 2273, Page 88 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 2923 Teakwood Drive, Nashville, TN 37214

(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 30th day of May, 2003.

John E. Peklinsky

Jennifer Peklinsky

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 John E. Peklinsky and Wife, Jennifer Peklinsky the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/30/2003

My Commission Expires: Aug. 8, 2004

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2305478
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Mt. Juliet, Tennessee 37122