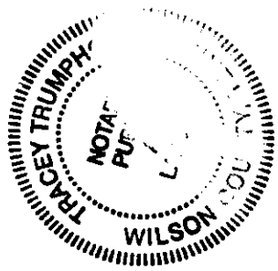
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,077.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/18/03 16:56 2pgs
Fees:13.00 Taxes:410.98

20030818-0119592

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
Wendell S. Seeds	Academy Bank	Map 97
(NAME) 5204 Lana Renee Court	(NAME) 401 Castle Heights Avenue	Group 02-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon Tennessee 37087	Parcel 18
(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 Wendell S. Seeds and Pamela R Seeds ,husband and wife, 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. 39 on the Plan of Roxborough Subdivision, as of record in Plat Book 5200, Page 63, 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 Secretary of Veterans Affairs by deed from Joe M Kirsch, ST of record in Instrument Number 20020919-0114225, Register's Office for said County. Being the same property conveyed to James A. Peplinski by deed from Secretary of Veteran Affairs of record in Instrument Number 20030818-0119590, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5302, Page 669, 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 5204 Lana Renee Court, 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 24th day of July, 2003.

James A. Peplinski,

STATE OF Tennessee
COUNTY OF Wilson

On this the 24th day of July, 2003, 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 Mary, 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 they and appearing of record in Instrument Number 20030807-0112938, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 24th day of July, 2003.

My Commission Expires: 1-23-06

Notary Public

File Number23070497
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

