WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/25/2007 (AFFIX SEAL)

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/07/04 12:19 2pgs
Fees:13.00 Taxes:130.24

20040507-0052323

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1592

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay R. Wilfong	New Owner	061-10-0 011.00
(NAME)	(NAME)	
713 Hillview Drive	.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, Estate of Irene Peach, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay R. Wilfong, 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. 227 on the Plan of Maplewood Heights Second Subdivision Plan of which is of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Everett Peach and wife, Irene Peach (erroneously referred to as Irine Peach) by Installment Deed from W. C. Hagan and wife, Lela Hagan, dated November 1, 1939, of record in Book 974, Page 264, Register's Office for Davidson County, Tennessee. Everett Peach died August 16, 1986, leaving Irene Peach as the surviving tenant by the entirety. Irene Peach died September 4, 2002, leaving a Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 03P-622. Fred Peach, Jr. conveys the subject property as Personal Representative of the Estate of Irene Peach, pursuant to Order dated and entered March 27, 2004, Probate Division, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3868 Hutson Ave., Nashville, TN 37216

(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 hand this 3rd day of May, 2004.

Estate of Irene Peach

By: Fred Peach 5-3-04

Fred Peach, Jr., Personal Representative

STATE OF TENNESSEE
COUNTY OF Bradley

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fred Peach, Jr. with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Personal Representative respectively of the Estate of Irene Peach the within named bargainor, and that he as such Personal Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing for the Estate of Irene Peach, by the said Fred Peach, Jr. as such Personal Representative .

Witness my hand and official seal at office at FTB Cleveland, Tennessee on this the 3rd day of May, 2004.

ADONIA MARSHAREE JOHNSON NOTARY PUBLIC AT LARGE BRADLEY CO., TN

Adonia M Johnson
Notary Public

My Commission Expires: 12-10-07

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076