WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 10:35 2pgs
Fees:13.00 Taxes:258.63

20040809-0095658

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peace of Earth, LLC	Same	Map & Parcel 03405007100
(NAME)	(NAME)	
PO BOX 291985		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37229		
(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, **Steven D. Scheibe and Franklin E. Davenport**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peace of Earth, LLC**, 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:

Land in Davidson County, Tennessee, being the westerly 85 feet on the easterly 298 feet of the northerly 425 feet of Lot NO. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, R.O.D.C., Tennessee, and further described in part according to a survey by George W. Watkins, Surveyor, September 13, 1955, as follows:

Beginning in the center of Alta Loma Drive at a point 213 feet west of the intersection of said road with the west line of the right-of-way of the L & N Railroad; thence south 3 degrees 25' west 425 feet to a point, which point is 298 feet west of the westerly line of the L & N Railroad right-of-way; thence south 80 degrees east 85 feet to a point; thence north 3 degrees 25' east and along a line parallel with and 213 feet west of said Railroad right-of-way 425 feet to the point of beginning.

Being the same property conveyed to Franklin E. Davenport and Steven D. Scheibe by warranty deed of Annette Sutton and husband, Bobby Sutton, of record in Instrument Number 20040709-0081945, Register's Office of Davidson County, Tennessee, dated July 1, 2004.

This property is not now, nor has it even been, the Grantors primary residence.

unimproved ☐

This is improved ☒ property, known as 306 Alta Loma Rd., Goodlettsville, TN 37072

(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 our hands this 6th day of August, 2004.

Steven D. Scheibe

Franklin E. Davenport

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Franklin E. Davenport and Steven D. Scheibe, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of Aug, 2004.

Commission expires: 6-14-08

Notary Public

