# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/04 09:42 2pgs
Fees:13.00 Taxes:610.50

20041208-0146162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CANDACE V. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clara Jacqueline Peters | Clara Jacqueline Peters | 118-06-0-97 |
| (NAME) 913 Battlefield Drive | (NAME) Same | |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) , | |
| (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, Robert E. Creecy and Russell H. Bowlin , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clara Jacqueline Peters and Benjamin J. Peters , 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 75 feet of Lot No. 5 of Block "H" on the plan of Battlefield Estates, Section 2, of record in Plat Book 843, page 108, said Register's Office.

Said part of said Lot No. 5 fronts 75 feet on the southerly side of Battlefield Drive, and runs back 247.06 feet on the westerly line, and 250.72 feet more or less on the easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Robert E. Creecy and Russell H. Bowlin by deed from Carolyn Overton Hawkins of record in Instrument No. 20041111-0135759, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 913 Battlefield Drive, Nashville, TN 37204

(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 3rd day of December, 2004.

Robert E. Creecy

Russell H. Bowlin

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert E. Creecy and Russell H. Bowlin the bargainor(s), 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 12/3/2004

My Commission Expires:_____

Notary Public

CANDACE Y. BURNETTE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENNESSEE
EXPIRES 11-14-06

**File Number2412020**
**RETURN TO:**
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Brentwood, TN 37027