WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Kaz Arbogast
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAZE ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Sabados II	Wilmington Finance, a Division of AIG FSB	Map 155-15-A
(NAME)	(NAME)	
5200 Beech Ridge Road	401 Plymouth Road	Parcel 95
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plymouth Meeting, PA 19462	
(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, **STEPHEN D. PEAKE AND WIFE, ANDREA C. PEAKE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN SABADOS II, A SINGLE MAN, AND MICHELLE BANKS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 95 on the Plan of Stonemeade Subdivision, Section 2, as of record in Book 7900, Page 525, 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 Stephen D. Peake and wife, Andrea C. Peake, by deed from Centex Real Estate Corporation, dated June 13, 1995, of record in Book 9703, Page 677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 7920, Page 728, said Register's Office; (c) Bylaws of record in Book 8517, Page 992, said Register's Office; (d) Restrictive Covenants of record in Book 7701, Page 290; Book 8349, Page 43; and Book 8810, Page 840; said Register's Office; (e) Quitclaim Deed of record in Book 8517, Page 997, said Register's Office; (f) Electrical Utility easement of record in Book 8649, Page 174; said Register's Office; (g) Agreement for Public Utilities easement of record in Book 9740, Page 967, said Register's Office; and (h) all matters as set forth on the Plan of record in Book 7900, Page 525, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5200 Beech Ridge Road, Nashville, TN 37221

(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 28th day of February, 2005.

Davidson County DEEDWARR
Recvd: 03/01/05 11:01 2 pg
Fees:13.00 Taxes:925.00
20050301-0022317

Stephen D. Peake
Stephen D. Peake

Andrea C. Peake
Andrea C. Peake

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 Stephen D. Peake and Andrea C. Peake, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2005.

Commission expires: 11/24/07

Notary Public

