Realty Title 15
Box 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 11-27-2006

(AFFIX SEAL)

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Peach	Countrywide Home Loans	135-11C-30
(NAME)	(NAME)	
426 Longhunter Court	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Plano, TX 75024	
(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, Beverly S. Page Thomas, F.K.A. Beverly Page and husband Bill Thomas HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Peach and wife, Emily B. Peach, 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 Unit No. 30, Horizontal Property Regime Private Element Plat, Phase One on the Plan of Nashboro Village, Tract 18, as of record in Plat Book 11700, Page 48 and amendment in Book 9700, Page 968, 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 Beverly Page, by deed of record in Instrument No. 20001004-0098250, Register's Office for Davidson County, Tennessee. Beverly Page being one and the same as Beverly S. Page Thomas.

This conveyance is subject to any and all existing restrictions and easements of record.

Bill Thomas joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ properly, known as 426 Longhunter Court, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 08/31/05 10:34 2 pgs
Fees:13.00 Taxes:476.93

20050831-0104147

AUG. 29. 2005 12:06PM ADVANTAGE TITLE 615-777-2015 NO. 3897 P. 2/13

Witness my hand this 29th day of August, 2005.

Beverly S. Page Thomas

Bill Thomas

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 Beverly S. Page Thomas and Bill Thomas 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

AUG. 29. 2005 12:06PM ADVANTAGE TITLE 615-777-2015 NO. 3897 P. 3/13