File No. 250801810

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/9/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/05/05 10:11 2 pgs
Fees:13.00 Taxes:499.50

20051005-0119830

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Peach	James L. Peach	Map 075-09-0-247.00
(NAME) 809 Hunters Hill	(NAME) Same	
(ADDRESS) Old Hickory TN 37138	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Angela Rodriquez, Executor, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Peach and wife, Venetia K. Peach, HEREINAFTER CALLED THE GRANTEE(S), 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. 1150 on the Plan of HERMITAGE HILLS, Section 9, as of record in Plat Book 3600, Page 97, 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 Gregory Rodriguez, Jr. by Quitclaim deed from Domitila Valdez Rodriguez of record in Instrument Number 20030130-0012868 and filed for record on January 30, 2003, Register's Office for said County. Gregory Rodriquez, Jr. having since died leaving Angela Rodriquez as sole heir and authority to sale said property per court order dated September 14, 2005 in Docket No. 05P-935.

Subject to all matters as set forth per Plat Book 3600, Page 97, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3864, Page 441, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 4023 Plantation Drive, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of September, 2005.

Angela Rodriquez by Tonya Palmer her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tonya Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela Rodriquez, as Attorney In Fact, under Power of Attorney bearing Inst. No. X, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Angela Rodriquez, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 30th day of September, 2005.

My Commission Expires: 6/9/07

Notary Public

X 20051005-0119829

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: [redacted]1810

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122