File No. [redacted]1119

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/06 13:56 2 pgs
Fees:13.00 Taxes:458.80

20060110-0003725

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY 2006

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 10-18-06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kyle Mark Baker | Franklin American Mortgage | 128-13-0A-213.00 |
| (NAME) | (NAME) | |
| 213 Westfield Drive | 501 Corporate Center Drive, Ste 4 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Susan Rose Marks Peachey and husband Ryan D. Kenney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Mark Baker, unmarried,** HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 590, revised in Book 6250, Page 748, as amended in Book 6831, Page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Susan Rose Marks Peachy and spouse, Ryan D. Kerrney by Warranty Deed dated October 27, 2003 of record in Instrument No. 20031103-0160482, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 6678, Page 771, Book 6736, Page 110, Book 6831, Page 982, Book 6801, Page 962 and in Book 7271, Page 256; Charter of record in Book 6746, Page 677; Easement and Right-of-Way of record in Book 4851, Page 918; Additional Restrictions and Perpetual Easement as set out in Book 6551, Page 988; Sewer Easement of record in Book 6551, Page 981; Public Utility Easement of record in Book 7803, Page 694; All matters on the plat of record in Plat Book 6250, Page 748; all in the Register's Office for Davidson County, Tennessee.

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.

**Ryan D. Kerrney and Ryan D. Kenney being one and the same person.**

Susan Rose Marks Peachy and Susan Rose Marks Peachey being one and the same person.

unimproved ☐

This is improved ☒ property, known as 213 Westfield Dr., 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 5th day of January 2006.**

Susan Rose Marks Peachey

Ryan D. Kenney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan Rose Marks Peachey and Ryan D. Kenney, 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 at office this 5th day of January, 2006.**

Commission expires: ~~June 22, 2009~~ 9.22.09

~~Linda V. Jones~~ Julia A. Hirt Notary Public

(seal)

JULIA A. HIRT
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

**File Number: 251201119**

**RETURN TO:**

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122