WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/06 09:07 2 pgs
Fees:13.00 Taxes:540.20
20060329-0035461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Eva L. Peak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 8/20/06
(AFFIX SEAL)

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Eva L. Peak	Mortgage Lenders Network, USA	136-13-107
(NAME)	(NAME)	
3001 Goodwin Drive	3600 Mansell Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Alpharetta, GA 30022	
(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, Teresa A. Ogletree, A.K.A. Teresa A. Ogeltree, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva L. Peak unmarried,, 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 Lot No. 16 on the Plan of Edge-O-Lake, Section 20-A, as of record in Plat Book 5200, Page 183, 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 Teresa A. Ogeltree, unmarried, by deed of record in Instrument No. 200006130059012, Register's Office for Davidson County, Tennessee. Teresa A. Ogeltree being one and the same as Teresa A. Ogletree.

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

unimproved ☐

This is improved ☒ property, known as 3001 Goodwin Drive, 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.

Witness my hand this 24th day of March, 2006.

Teresa A. Ogletree

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 Teresa A. Ogletree with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2006.

Commission expires: 5/30/07

KRISTIN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Notary Public