03

Realty Title 48-A

File No. 260301538

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 15:46 2 pgs
Fees:13.00 Taxes:192.03

20060417-0043603

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-2-08

(AFFIX SEAL)

KAREN MCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vigen Nazarian	First Horizon Home Loans	148-14-0228.00
(NAME) 4828 Gillespie Dr.	(NAME) 4000 Horizon Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irving, TX 75063	
(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, WE, Harper Peacock, a married person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vigen Nazarian and Rosik Gostanians, 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. 74A, Zone Lot Division, Lots 74, 75 & 76, on the Plan of HAYWOOD FOREST, Section Three, as shown by plat of record in Plat Book 5200, Page 245 and Amended in Plat Book 5800, Page 234, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harper Peacock, a married person, and Curry Peacock, a married person by Warranty Deed from Christine Jo Gallegos, an unmarried person, Clifford C. Biggs and wife, Linda J. Biggs, dated 10/28/2002, and of record in Instrument No. 20021106-0136836, Register's Office for said County.

Quitclaim Deed of record in Instrument 20060417-0043607, Register's Office for said County.

Power of Attorney of record in Instrument 20060417-0043601, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 4828 Gillespie Dr., Antioch, TN 37013
(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 March, 2006.

Harper Peacock by Curry Peacock, Atty in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Harper Peacock, a married person the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained., and who further acknowledged that he is the attorney in fact for Harper Peacock and that he is authorized by him to execute this instrument on his behalf.

Witness my hand at office this 30th day of March, 2006.

Commission expires: 8.8.07

Notary Public

H. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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RETURN TO:
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