WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/07 08:46 2 pgs
Fees:13.00 Taxes:654.90

20070914-0110176

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ **Williamson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: **10-25-2008**

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Yancy Lovelace III	**William Y. Lovelace**	91-16-23
(NAME)	(NAME)	
4301 Dakota Ave.	**4707 Elkins Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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, **Lee Roy Peach Sr and wife, Sally Peach**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Yancy Lovelace III and William Y. Lovelace**, 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 202, BLOCK 11, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee Roy Peach, Sr. and wife, Sally Peach by Installment Deed from D. W. Johnson and wife, Margie R. Johnson, recorded on the 4th day of January, 1995 in Deed Book 9563, Page 228, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 103; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4301 Dakota Ave., Nashville, TN 37209
(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.

SP L + Pst

Witness our hands this 12th day of September, 2007.

Lee Roy Peach Sr.

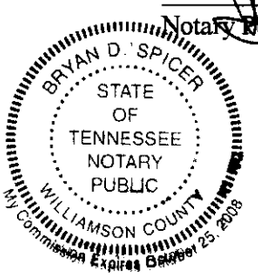
Sally Peach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lee Roy Peach Sr and Sally Peach, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of September, 2007.

Notary Public



My Commission Expires:
10-25-2008