File No. 280200496

WARRANTY DEED

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-26-11

(AFFIX SEAL)

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217
08-0315

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leron M. Peete	Leron M. Peete	163-05-0B-065.00
(NAME) 5170 Hickory Hollow Pkwy 254	(NAME) 5170 Hickory Hollow Pkwy 254	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/26/08 12:56 3 pgs
Fees:18.00 Taxes:499.13
20080226-0018811

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, William P. Hurt and Michelle K. Hurt, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leron M. Peete, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 65, A Horizontal Property Regime (Private Element), PHASE II, MILL PARK (Formerly Hickory Hollow Townhomes), as shown by plat of record in Instrument No. 20000706-0066999, 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 William P. Hurt, unmarried, by Warranty Deed, from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record in Instrument No. 20010619-0064937, Register's Office for said County.

Michelle K. Hurt appearing herein for the purpose of conveying any interest she may have in the property.

Subject to all matters as set forth per Instrument No. 20000706-0066999, Register's Office of said County.

Subject to all matters on plats of record in Book 9700, Pages 538 & 539, Register's Office of said County.

Easement to BellSouth as shown of record in Book 11378, Page 991, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10719, Page 419, Register's Office for said County.

QuitClaim to Homeowner's Association for Common Area as shown of record in Instrument No. 20010712-0074529, Register's Office for said County.

As-Built Certificates as shown of record in Book 11315, Pages 157 & 159, Book 11674, Page 536 and Book 11737, Page 439, Register's Office for said County.

Restrictive Covenants and By-Laws of record in Deed Book 10719, Page 425, Book 11167, Page 757, Instrument No. 20010712-0074528 and Amendment to By-Laws in Book 11167, Page 759, 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 5170 Hickory Hollow Pkwy 254, 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), HIS 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), 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 hands this 25th day of February, 2008.

William P. Hurt

Michelle K. Hurt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William P. Hurt, and Michelle K. Hurt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of February, 2008.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 280200496

~~**RETURN TO:**~~

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.