File No. 280900189

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Crystal Spraggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2008.

Jewel Norris
Notary Public

MY COMMISSION EXPIRES: 06/03/2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/21/08 10:59 2 pg
Fees:13.00 Taxes:351.50



20081021-0105497

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Sawyers	First Guaranty Mortgage Corporation	Map/Parcel 148-08-0-095.00
(NAME)	(NAME)	
4593 Xavier Dr.	5303 Spectrum Drive, Suite D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Frederick, MD 21703	
(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, I, **Brenda J. Peacock, Married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Tonya Sawyers, unmarried**, hereinafter called the grantee(s), her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 124, Section Two, OAKWOOD TERRACE, as shown by plat of record in Plat Book 4460, page 118 and page 119, 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 Brenda J. Kelly (n/k/a Brenda J. Peacock) by Quit Claim Deed, dated November 12, 2008, from Brenda J. Crosby of record in Book 11248, page 748, Register's Office for said County.

Glenn Peacock joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) Real Property Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. (2) Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 118 and Plat Book 4460, Page 119, and any and all matters of record all in the Register's Office of 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.

unimproved ☐

This is improved ☒ property, known as 4593 Xavier Dr., Nashville, 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), her 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), her 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 17th day of October, 2008.

Brenda J. Peacock

Glenn Peacock

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 Brenda J. Peacock and Glenn Peacock 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 17th day of October, 2008.

Commission expires:

11-22-09

Notary Public

File Number: 280900189

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

