WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 08:13 2 pgs
Fees:13.00 Taxes:2303.53
20081126-0115621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

PAUL F. SOCKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy A. McPeak	Troy A. McPeak	117-13-0B-018 CO
(NAME)	(NAME)	
116 Abbottsford	116 Abbottsford	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Jeffrey A. Simon and wife, Virginia S. Simon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy A. McPeak and wife, Julie M. McPeak, 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(s) 116, as shown on the map entitled Abbottsford, of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFFREY A. SIMON AND WIFE, VIRGINIA S. SIMON, by deed from DEON KIRK SHAFFER AND WIFE, DANA R. SHAFFER, of record as Instrument No. 20070118-0007197, dated January 12, 2007, said Register's Office.

This conveyance is subject to: 2008 county property taxes, due and payable, but not yet delinquent; all matters appearing of record in Plat Book 6250, pages 419-421; and all declarations, covenants, restrictions and easements of record, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 116 Abbottsford, Nashville, TN 37215
(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 our hands this 21st day of November, 2008.

Jeffrey A. Simon

Virginia S. Simon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Simon and wife, Virginia S. Simon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of November, 2008

Notary Public

My Commission Expires:

TRICIA BALL
9/19/09
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009