WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090073852 DEEDWARR
Recvd: 10/30/09 10:05 2 pgs
Fees:13.00 Taxes:748.97
20091030-0100168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,425.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires November 22, 2010

STATE OF TENNESSEE NOTARY PUBLIC DANIELE BRIGGS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 212
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Peak	Bank of America	172-12-B-338
(NAME)	(NAME)	
408 Cody Hill Cove	9000 Southside BLVD	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Jacksonville, FL 32256	
(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, Jennifer M. Lumsdon and John L. Lumsdon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Peak and wife, Donna Peak, 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 No. 227, on the Plan of Bradford Hills, Section Fourteen, as shown on plat of record in Plat Book 7900, page 6, amended in Book 7900, page 739, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer M. Lumsdon,married, by deed of record in Instrument No. 200006060056418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

John L Lumsdon joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Jennifer M. Lumsdon and JohnL. Lumsdon by Carl Longmire as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 2009 1030-0100167, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 408 Cody Hill Cove, Nashville, TN 37211

(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 my hand this 27th day of October, 2009.

Jennifer M. Lumsdon by Carl Longmire attorney in fact

Jennifer M. Lumsdon

John L. Lumsdon by Carl Longmire attorney in fact

John L. Lumsdon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of October, 2009, before me personally appeared Carl Longmire, the person who executed the foregoing instrument on behalf of Jennifer M. Lumsdon and JohnL. Lumsdon and who acknowledged that he executed the same as the free act and deed of the said Jennifer M. Lumsdon and JohnL.. Lumsdon, through Power of Attorney granted him by the said Jennifer M. Lumsdon and JohnL. Lumsdon.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2009.

Commission expires: 1-21-2013

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY