BILL GARRETT, Davidson County
Trans:T20100003627 DEEDWARR
Recvd: 01/20/10 08:43 2 pgs
Fees:13.00 Taxes:370.00
20100120-0004587

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Jac L. Glenn
4892 Shihmen Drive
Antioch, TN 37013

SEND TAX BILL TO:
WR Starkey Mortgage, LLP
5055 W. Park Blvd. Ste 300
Plano, TX 75093

MAP 162-04-0
GROUP
PARCEL 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James Peplinski and wife, Mary Peplinski and William Dean Mohr,** has this day bargained and sold, and does hereby transfer and convey unto **Jac L. Glenn,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Antioch Park, Section 4 of record in Plat Book 4300, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Peplinski and wife, Mary Peplinski, and William Dean Mohr, an unmarried man by deed from Jo Anne Rafliff n/k/a Jo Ann Miskell and husband, Thomas W. Miskell of record as Instrument No. 20041217-0149898, in the Register's Office for Davidson County, Tennessee, dated December 10, 2004.

This is improved property known as **4892 Shihmen Drive Antioch, TN 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

We COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4300, page 119, and restrictions in Book 4533, page 967, and encumbrances as may be shown of record in the office of the

Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of January, 2010

James Peplinski by Charles R. Johnson atty in fact

James Peplinski by Charles R. Johnson as attorney-in-fact, recorded in Instrument No. 20100120-0004586 **Register's Deeds Office of Davidson County, TN.**

Mary Peplinski by Charles R. Johnson atty in fact

Mary Peplinski by Charles R. Johnson as attorney-in-fact, recorded in Instrument No. 20100120-0004584 **Register's Deeds Office of Davidson County, TN.**

William Dean Mohr by Charles R. Johnson atty in fact

William Dean Mohr by Charles R. Johnson as attorney-in-fact, recorded in Instrument No. 20100120-0004585 **Register's Deeds Office of Davidson County, TN.**

STATE OF TENNESSEE
COUNTY OF WILSON

On this 5th day of January, 2010, before me personally appeared Charles R. Johnson as Attorney in Fact for James Peplinski and Mary Peplinski and William Dean Mohr, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

WITNESS my hand and official seals at office this 5th day of January, 2010.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

Subscribed and sworn to before me this the 5th day of January, 2010.

NOTARY PUBLIC

My Commission Expires: _____