G-22647-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044506 DEEDWARR
Recvd: 07/21/10 08:49 2 pgs
Fees:13.00 Taxes:745.55

20100721-0056878

B-LP-10-3715

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: November 28, 2011

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline Elizabeth Korte	U.S. Bank N.A.	
3715 ELKINS AVENUE (ADDRESS)	(NAME) P.O. Box 20005 (ADDRESS)	
NASHVILLE, TN 37209-3716 (CITY) (STATE) (ZIP)	Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	09213048400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRUCE PEEBLES AND LISA PEEBLES BRUCE PEEBLES AND LISA PEEBLES, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACQUELINE ELIZABETH KORTE , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1, RESUBDIVISION OF PART OF LOTS 9, 10, AND 11, BLOCK 23, PLUMMER PLACE, AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 20060718-0086551, AMENDING BOOK 161, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRUCE AND LISA PEEBLES, LLC BY DEED FROM NOBLE PROPERTIES, INC. OF RECORD IN INSTRUMENT 200610100125944 ON 10/04/2006 AND FILED FOR RECORD ON 10/10/2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY.BEING THE SAME PROPERTY CONVEYED TO BRUCE PEEBLES AND LISA PEEBLES, HUSBAND AND WIFE BY DEED FROM BRUCE PEEBLES AND LISA PEEBLES, LLC OF RECORD IN INSTRUMENT 200712180145103 ON 11/30/2007 AND FILED FOR RECORD ON 12/18/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) BOOK 161, PAGE 39, AND INSTRUMENT 200607180086551, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3715 ELKINS AVE, NASHVILLE, Tennessee 37209-3716
(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), their 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), 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/our hand(s) this 16th day of July, 2010.

Bruce W. Peebles

BRUCE PEEBLES

Lisa Peebles by Bruce W. Peebles

LISA PEEBLES by BRUCE PEEBLES, as Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE PEEBLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of July, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named BRUCE PEEBLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for LISA PEEBLES, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said LISA PEEBLES, for the purpose therein contained, by signing the name of LISA PEEBLES, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of July, 2010.

Notary Public

My Commission expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

John T. Cook, P.C./ATTORNEYS TITLE CO., INC.
3813 Cleghorn Ave. Suite 102
Nashville, TN 37215
615-385-5502 ext. 385
Fax 615-297-6724