Return to Realty, LLC

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110081655 DEEDWARR
Recvd: 12/27/11 12:38 2 pgs
Fees:13.00 Taxes:516.40

20111227-0100840

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,568.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard K. Peery	Frontier	04415013000
(NAME)	(NAME)	
811 Hadley Avenue	501 Corporate Center Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin TN	
(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, we, **Gerald J. Duszka and wife, Jennifer A. Duszka**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard K. Peery and Laura Peery, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 287, on the plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gerald J. Duszka and wife, Jennifer A. Duszka by Deed from Samuel Adam Gleaves and wife, Mandy L. Gleaves and Don M. Gleaves and wife, Cynthia E. Gleaves, dated 05/30/2007 and filed for record on 06/04/2007 in Instrument 200706040065962, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.

Charter of record in Book 8290, Page 865, said Register's Office.

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 811 Hadley Avenue, Old Hickory, TN 37138
(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/or 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/or 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 22nd day of December, 2011.

Gerald J. Duszka
By: Tonya Palmer, His attorney in fact

Gerald J. Duszka
By: Tonya Palmer, His Attorney in Fact

Jennifer A. Duszka
By: Tonya Palmer, Her attorney in fact

Jennifer A. Duszka
By: Tonya Palmer, Her Attorney in Fact

State of TN
County of Wilson

On this 22nd day of December, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tonya Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Gerald J. Duszka, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20111227-0100838, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal the 22nd day of December, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of TN
County of Wilson

On this 22nd day of December, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tonya Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Jennifer A. Duszka, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20111227-0100839, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal the 22nd day of December, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122