WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120000528 DEEDWARR
Recvd: 01/04/12 09:43 2 pgs
Fees:13.00 Taxes:777.00
20120104-0000662

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(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
William Douglas Eagen, Jr.	Same address	076090A00900CO
(NAME)	(NAME)	
205 Caneel Cove	as new owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Warren L. Peek and wife, Starla D. Peek**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William Douglas Eagen, Jr and Jodi Kay Eagen, 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. 9 on the Plan of Chandler Grove, of record in Plat Book 7900, page 802, and as corrected by Surveyors Correction of record in Book 9942, page 837, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Warren L. Peek and wife, Starla D. Peek by Deed from Allan Miles and wife, Diane Miles, dated 08/14/2000 and filed for record on 08/30/2000 in Instrument 200008300085675, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 796, Plat Book 7900, Page 802, Book 9942, Page 837, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9480, Page 4, said Register's Office.

General Permit of record in Book 1104, Page 400, 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 205 Caneel Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-6030
SMG TN Warranty Deed

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 16TH day of DECEMBER, 2011.

Warren L. Peek

Warren L. Peek

Starla D. Peek

Starla D. Peek

State of Tennessee
County of Wilson

Personally appeared before me Warren L. Peek and Starla D. Peek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2011.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

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

