WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039410 DEEDWARR
Recvd: 05/30/12 11:24 2 pgs
Fees:13.00 Taxes:1526.25

20120530-0046657

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige M. Prather	Republic State Mortgage	13215006600
(NAME)	(NAME)	
770 Peach Orchard Drive	2715 Bissonet, Suite 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Houston , TX 77005	
(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, Ray Tucker and wife, Susan R. Tucker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paige M. Prather, 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:
unmarried

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Peach Orchard Hill, as of record in Plat Book 6250, Page 728, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ray Tucker and wife, Susan R. Tucker by Warranty Deed dated June 23, 2010, from Peter A. Hayden and Karen W. Hayden, husband and wife, of record in Instrument No. 20100630-0051032, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Tucker and wife, Susan R. Tucker, by Warranty Deed From Peter A. Hayden and Karen W. Hayden, husband and wife, dated June 23, 2010, of record in Instrument No. 20100630-0051032, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Susan R. Tucker by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120530-0046656, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 770 Peach Orchard Drive, Nashville, TN 37204
(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 our hands this 25th day of May, 2012.

Ray Tucker

Susan R. Tucker
By: Terry DeSelms, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray Tucker, 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 at Franklin Tennessee, this the 25th day of May, 2012.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5/25/12 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Susan R. Tucker, and acknowledged that he executed the same as the free act and deed of the said Susan R. Tucker, through Power of Attorney granted him by the said Susan R. Tucker.

Witness my hand and official seal at Franklin, Tennessee this 25th day of May, 2012.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County