Boy 36
25924

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,500.00. Bobbi Cooper Affiant
JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE June E. Rowell My Commission Expires MAY 20, 2014 STATE OF TENNESSEE	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2012 June E. Rowell Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Schupp	Franklin American Mortgage Co.	MAP 117-08
1525 Ferguson Avenue	501 Corporate Ctr. Dr. #400	PARCEL 147
Nashville, TN 37212	Franklin, TN 37067	
(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, **James H. B. Peay IV, joined by his spouse, Keltie H. Peay,**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Schupp, an unmarried man**
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:

Land in Davidson County, Tennessee, being Lot number 168 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James H. B. Peay, IV by deed recorded as instrument 20031209-0176424, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1525 Ferguson Avenue, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20120082072 DEEDWARR
Recvd: 10/29/12 14:44 2 pgs
Fees:13.00 Taxes:1011.95
20121029-0099003

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 the 18th day of October, 2012.

James H. B. Peay, IV (SEAL)

Keltie H. Peay by James H. B. Peay, IV as her attorney-in-fact. (SEAL)
Keltie H. Peay by James H. B. Peay, IV, Attorney-in-Fact

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James H. B. Peay, IV** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of October, 2012.

My Commission expires (Indefinite - does not expire) per 10 U.S.C. 1044a

Robert E. Barnaby
Notary Public

WITH THE UNITED STATES ARMED FORCES
AT FORT BRAGG, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James H. B. Peay, IV** 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 on behalf of **Keltie H. Peay**, as her Attorney in Fact, as the free act and deed of the within named **Keltie H. Peay**.

Witness my hand and official seal this the 18th day of October, 2012.

My Commission expires (Indefinite - does not expire) per 10 U.S.C. 1044a

Robert E. Barnaby
Notary Public

WITH THE UNITED STATES ARMED FORCES
AT FORT BRAGG, NORTH CAROLINA