WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130030492 DEEDWARR
Recvd: 04/15/13 10:29 2 pgs
Fees: 13.00 Taxes: 373.70

20130415-0036952

STATE OF Tn
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen E. Peebles	First Bank	149-02-0B-120.00 CO
(NAME)	(NAME)	
1012 Aldersgate Road	3500 Blue Lake Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35243	
(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, Thodore C. Reise and Dorothy J. Reise, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen E. Peebles, 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 172, PHASE II, PICCADILLY SQUARE, as shown on plat of record in Plat Book 6250, Pages 92, 93 and 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theodore C. Reise and wife, Dorothy J. Reise by Warranty Deed from Margaret G. Eaves, unmarried, and F. Farrell Eaves Jr. and wife, Fern V. Eaves, recorded on the 8th day of December, 2003 in Instrument No. 20031208-0175590, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have benn prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1012 Aldersgate Road, Antioch, TN 37013
(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 29th day of March, 2013.

Theodore C. Reise
by: _____
Thomas Reise, his Attorney in Fact

Dorothy J. Reise
by: _____
Thomas Reise, her Attorney in Fact

STATE OF ILLINOIS

COUNTY OF COOK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas Reise, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theodore C. Reise and Dorothy J. Reise, as their Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of Theodore C. Reise and Dorothy J. Reise, under said Power of Attorney.

Witness my hand and official seal, this the day of

_____
Notary Public

My Commission Expires: NOV 10TH 2014

OFFICIAL SEAL
RAJENDRA DESAI
Notary Public - State of Illinois
Expires Nov 10, 2014