WARRANTY DEED

The actual consideration or value for this transfer is $ 120,000

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 29 day of APRIL 2013.

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130035449 DEEDWARR
Recvd: 04/30/13 10:40 2 pgs
Fees:13.00 Taxes:444.00
20130430-0042941

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MICHAEL A. PEACH, & DEANNA F. PEACH 115 Legion Drive Old Hickory, Tennessee 37138	New Owner	054 13 0 / 157.00

*In further satisfaction and fulfillment of a certain Agreement for Deed between **Mary Linda Morgan, and Mike and Deanna Peach**, dated June 1, 2012, and IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MICHAEL A. PEACH and wife, DEANNA F. PEACH, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **LISA SIEBEL, Individually and as Executrix of the Estate of MARY LINDA MORGAN**, and Spouse, **JOHN SIEBEL** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MICHAEL A. PEACH and wife, **DEANNA F. PEACH**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING a certain tract or parcel of land in the 11 Councilmanic District of Davidson County, Tennessee as shown as Lot #2 on the Plat of Beryl H. Elrod Property as shown of record at Instrument #20070809-0095332, in the Register's Office for Davidson County Tennessee to which said plat reference is here made for a more complete description.

Being part of the same property conveyed to Beryl H. Elrod for life, Remainder to Mary Linda Morgan, by Deed of record at Instrument #20030616-0082305, Register's Office for Davidson County, Tennessee. The Said Beryl H. Elrod having died, Testate in Davidson County on March 15, 2009. Mary Linda Morgan having Died, Testate in Davidson County, August 19, 2012, Probate Case #12P-1307, leaving the described property to Lisa Siebel, in Item SIXTH of her last Will and Testament, a copy of which is of record at Instrument #20130419-0039346, said Register's Office.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2013 Property taxes are to be assumed by the GRANTEES.

This is improved property known as: 115 Legion Drive, Old Hickory, TN 37138.

John Siebel, Spouse of Lisa Siebel, executes this instrument to convey any interest he may have in the property, marital or otherwise.

Witness our hands this 29th. day of APRIL, 2013.

LISA SIEBEL, Individually and
as Executrix of the Estate of
MARY LINDA MORGAN

JOHN SIEBEL

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named LISA SIEBEL, Individually as Executrix of the Estate of MARY LINDA MORGAN and JOHN SIEBEL the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 29th day of APRIL, 2013.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-8-2016

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WARRANTY DEED

From: LISA SIEBEL, Individually and as Executrix of the Estate of MARY LINDA MORGAN

To: MICHAEL A. PEACH and wife, DEANNA F. PEACH

Property:
115 Legion Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis, IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000

johnny@ljelaw.com
www.ljelaw.com