BILL GARRETT, Davidson County
Trans: T20130059054 DEEDWARR
Recvd: 07/11/13 11:16 2 pgs
Fees: 13.00 Taxes: 580.90

20130711-0071735

RETURN TO
Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2013 Notary Public MY COMMISSION EXPIRES: 6-[illegible] (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonia Ruth Wingert	Acopia, LLC	.086 14 0B 139.00CO
(NAME)	(NAME)	
3404 Parkwood Ct	603 Northcreek Blvd, #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Justin Ross Peach**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonia Ruth Wingert, and Clark James Wingert, wife and husband**, 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 No. 89, on the Plan of final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, pages 738 and 739, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Justin Ross Peach, a single man by deed from HSBC Mortgage Services, Inc. dated April 15, 2010, of record in Instrument No. 20100416-0028649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Mary Beth Peach, spouse of Justin Ross Peach, is signing this deed for purposes of relinquishing any marital right she may have so subject property.

unimproved ☐
This is improved ☒ property, known as 3404 Parkwood Ct, Hermitage, TN 37076

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, has 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 **2nd** day of **July, 2013**

Justin Ross Peach

Mary Beth Peach

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, **Justin Ross Peach**, and Mary Beth Peach the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **July, 2013**

Notary Public

My commission expires: 6-1-2015