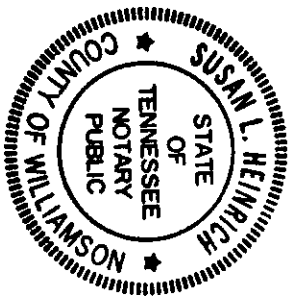
BILL GARRETT, Davidson County
Trans:T20140000622 DEEDWARR
Recvd: 01/03/14 12:51 3 pgs
Fees:18.00 Taxes:887.63

20140103-0000815

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **December, 2013**

Notary Public

MY COMMISSION EXPIRES: 8/29/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Peach and Angela Peach	Mortgage Investors Group	004-00-0-156.00
(NAME) 5036 Cougar Cove	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Knoxville, TN, 37923	
(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, **Johnny Owen Norton and Sandra Carol Norton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Peach and Angela Peach, husband and wife**, 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 Tract 5 on the Plan of the Jay Gilpin property, not of record, prepared by Bob Cummings dated January 15, 1988, more particularly described as follows:

To find the POINT OF BEGINNING, start at the intersection of the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, with the southerly right-of-way (25 feet from the centerline) of Coopertown Road; thence, with said right-of-way, North 79 deg. 44' 00" West 50.70 feet to an iron pin; thence, leaving said right-of-way and severing the property of Jay Gilpin, of record in Deed Book 6935, page 169 in said Register's Office, re-recorded in Book 7055, page 439, said Register's Office, with the westerly margin (25 feet from the centerline) of an easement for ingress/egress, South 0 deg. 44' 00" West 572.24 feet to an iron pin at the beginning of a curve in said margin concave to the West and having a radius of 748.48 feet; thence with said curve and margin southerly an arc distance of 254.90 feet to an iron pin, THE POINT OF BEGINNING; thence, with said curve and margin, southerly an arc distance of 95.40 feet to the point of tangency; thence, with said margin, South 27° 33' 00" West 202.23 feet to an iron pin; thence, leaving said margin and continuing to sever said Gilpin property, North 62 deg. 27' 00" West 106.54 feet to an iron pin, South 83 deg. 15' 00" West 655.97 feet to an iron pin in the easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620, page 812, in said Register's Office; thence with said easterly boundary line, North 6 deg. 45' 00" West 308.16 feet to an iron pin; thence, again severing said Gilpin property, South 89° 16' 00" East 914.34 feet to the POINT OF BEGINNING containing 5.01 acres.

The above described tract is benefited by an easement across said Gilpin property for the purpose of ingress and egress between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at the intersection of the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, with the southerly right-of-way (25 feet from the centerline) of Coopertown Road; thence, with said westerly boundary line, South 0 deg. 44' 00" West 780.29 feet to an iron pin; thence, severing the property of Jay Gilpin, of record in Deed Book 6935, page 169, in said Register's Office, North 89 deg. 39' 40" West 13.24 feet to an iron pin, South 27 deg. 33' 00" West 573.09 feet to an iron pin at the beginning of a turn-in radius to the terminus of the herein described easement concave to the East and having a radius of 25.00 feet; thence, with said radius to the left, an arc distance of 30.77 feet to the beginning of the 50 foot turnaround radius in the herein described easement; thence, with said turnaround radius to the right, an arc distance of 218.63 feet to an iron pin at the point of tangency; thence, continuing to sever said Gilpin property, North 27 deg. 33' 00" East 482.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with said curve, an arc distance of 350.30 feet to the point of tangency; thence, North 0 deg. 44' 00" East 572.24 feet to an iron pin in said southerly right-of-way of Coopertown Road; thence, with said right-of-Way, South 79 deg. 44' 00" East 50.70 feet to the BEGINNING.

BEING the same property conveyed to Johnny Owen Norton and wife, Sandra Carol Norton by Warranty Deed from James I. Caldwell, III, married, and David Wade, III, married dated March 11, 1988, of record in Book 7490, page 15, 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.

unimproved ☐
This is improved ☑ property, known as 5036 Cougar Cove, Joelton, TN 37080

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 **30th** day of **December, 2013**

Johnny Owen Norton

Sandra Carol Norton

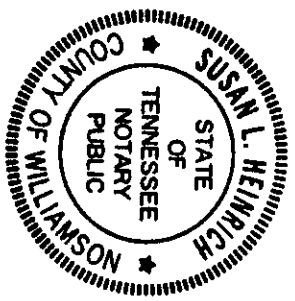
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Johnny Owen Norton and Sandra Carol Norton**, 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 **30th** day of **December, 2013**

Notary Public

My commission expires: 8/29/2014



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