THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1614

PREPARED BY:
BANKERS TITLE ESCROW CORP
5107 M[illegible] WAY
STE. 115
BRENTWOOD TN 37027
RETURN TO:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Barbara Utley - Nash Charles S. Nash 781 Hospital Dr. Madison, TN 37115	SWBC 9311 San Pedro Ave. Ste. 100 San Antonio, TX 78216	052-03-0-08900

BILL GARRETT, Davidson County
Trans:T20140001656 DEEDWARR
Recvd: 01/08/14 13:56 2 pgs
Fees:13.00 Taxes:184.63
20140108-0002133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $49,900.00

Janice Collins
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2013.

Robin S. Edwards
Notary Public

My Commission Expires: 2/4/2015
(Affix Seal)

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael D. Peacher and wife, Maxine Peacher, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Barbara Utley - Nash and Charles S. Nash, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being a part of a Lot marked "B" on the map of Homeacres, a subdivision of record in Book 974, page 39, said Register's Office. Beginning in the center of Hospital (formerly Santiarium) Drive at a railroad spike 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by Deed of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin in Goodner's Easterly line; thence with Goodner's Easterly line North 2 degrees 30' East 120 feet to an iron pin; thence Eastwardly 97 feet to a stake; thence Southwardly 200 feet to a railroad spike in the center of Hospital (formerly Santiarium); thence with the center of said Dricve Westwardly 44 feet to the beginning. Tract 2: Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of (formerly Santiarium) Drive, ata railroad spike, 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by Deed from Ruth Darnall of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin in Goodner's East line; thence with Goodner's Easterly line;thence with Goodner's East line Southwardly 80 feet to said railroad spike in the center of Hospital formerly Santiarium) Drive thence Eastwardly with corner of Hospital formerly Santiarium) Drive 53 feet to the point of beginning.

Being the same property conveyed to Michael D. Peacher and wife, Maxine Peacher, by Warranty Deed from Billie Byrd, married, dated February 10, 2005, recorded February 18, 2005, of record in Instrument No. 20050218-0018472, Register's Office for Davidson County, Tennessee.

This is improved property located at: **781 Hospital Drive, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Property taxes for the year 2013 have been prorated between the parties as of the date of this

instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **December, 2013.**

GRANTOR(S)

Michael D. Peacher

Maxine Peacher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Peacher and Maxine Peacher** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **December, 2013.**

Notary Public

My Commission Expires: 6-1-2015 ~~12/21/2015~~

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015