WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B Dye	Waterstone Mfg Corp.	044-14-0-038.00
(NAME) 271 Martingale Dr	(NAME) N25 W23255 Paul Rd	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Pewaukee, WI 53072	
(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, **Michael A. Peach and wife, Deanna F. Peach**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William B Dye, unmarried**, 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. 271, Block 1, on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, page 49, Register's Office for said County.

Said Lot No. 271 fronts 75.1 feet on the Easterly side of Martingale Drive and runs back 154.8 feet on the Northerly line and 168.8 feet on the Southerly line to a rear line on which it measures 75.0 feet.

BEING the same property conveyed to Michael A. Peach and wife, Deanna F. Peach by deed from Philip T. Velez and wife, Kimberly A. Velez dated September 1, 1989, of record in Book 7935, page 24, 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 271 Martingale Dr, Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20140036225 DEEDWARR
Recvd: 05/23/14 09:56 2 pgs
Fees:13.00 Taxes:506.90

20140523-0044573

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 28th day of April, 2014

Michael A. Peach

Deanna F. Peach

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Michael A. Peach and Deanna F. 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 28th day of April, 2014

Notary Public

My commission expires: _____

ROBBIN TEASLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMM. EXP. SEPT. 6, 2015

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066