BILL GARRETT, Davidson County
Trans:T20140037415 DEEDWARR
Recvd: 05/29/14 10:35 2 pgs
Fees:13.00 Taxes:706.70

20140529-0046107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2014.

Notary Public

My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dipti Vaidya	**New Owner**	**Map\Parcel: 07212008300**
2104 Pinewood Road		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Daniel Peyton and Cynthia Peyton, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dipti Vaidya, a single person

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. 38 on the Plan of Dalewood Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Peyton and Cynthia Peyton, husband and wife, as joint tenants with right of survivorship by deed from Nationstar Mortgage LLC d/b/a Champion Mortgage Company, by its attorney in fact Singlesource Property Solutions, LLC of record in Instrument No. 20131112-0116553 Register's Office for Davidson County, Tennessee, dated November 05, 2013 and recorded on November 12, 2013 and Scrivener's Affidavit recorded in Official Records as Instrument No. 20131121-0120134.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all matters shown on Plan of record in Plat Book 1424, page 108, Register's Office for Davidson, County Tennessee. Restrictions of record in Book 1729, Page 154, in the Register's Office for Davidson County, Tennessee.

This is **improved (X)** unimproved ( ) property known as 2104 Pinewood Road Nashville, TN 37216.

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 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 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 hand(s) this 28th day of May, 2014.

Daniel Peyton by Keith H. Solomon, his attorney-fact
Daniel Peyton by Keith H. Solomon
As his Attorney-In-Fact

Cynthia Peyton by Keith H. Solomon, her attorney-fact
Cynthia Peyton by Keith H. Solomon
As her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Daniel Peyton and Cynthia Peyton** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Daniel Peyton and Cynthia Peyton,** and is authorized by them to execute this instrument on their behalf.

This the 28th day of May, 2014.

Notary Public My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **140234**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027