WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068240 DEEDWARR
Recvd: 09/12/14 13:14 2 pgs
Fees:13.00 Taxes:259.00
20140912-0083823

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Finkelstein	Mark Finkelstein	07509007400
(NAME) 9571 Liberty Church Rd	(NAME) 9571 Liberty Church Rd	
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, The Estate of Ralph Wayne Peck and Lesa Gale Ingram, Individual and Tonya Renette Worthom, Individual HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Finkelstein, 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. 99, on the Map of Hermitage Hills Subdivision, Section 1, as of record in Book 2900, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 80 feet on the southwesterly side of Bonnacroft Drive and runs back between parallel lines150 feet to a dead line and measures 80 feet thereon.

Being the same property conveyed to Ralph W. Peck and wife, Beverly Ann Peck by Deed of record in Book 3942, Page 1, said Register's office. Beverly Ann Peck having predeceased Ralph W. Peck. Ralph W. Peck A/K/A Ralph Wayne Peck having died Testate, Register's Office for Davidson County, Tennessee. Last Will and Testament of record in Probate File 14P80, Probate Clerk's office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hermitage Hills Subdivision, Section 1 of record in Book 2900, Page 48, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 248 Bonnacroft Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 my hand this 9th day of September, 2014.

Lesa Gale Ingram, Individual

Tonya Renette Worthom, Individual

The Estate of Ralph Wayne Peck

By: Phillip Allen Herald, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Phillip Allen Herald with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Ralph Wayne Peck and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of September, 2014.

Commission expires:

Notary Public

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya Remette Worthom, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of September, 2014.

Commission expires:

Notary Public

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lesa Gale Ingram, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of September, 2014.

Commission expires:

Notary Public

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018