BILL GARRETT, Davidson County
Trans:T20150018771 DEEDWARR
Recvd: 03/16/15 10:57 2 pgs
Fees:13.00 Taxes:887.63
20150316-0022212

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 12 day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Vincent	Bank of Tennessee	097 16 0A 013.00
(NAME)	(NAME)	
5500 Peninsula Park Landing	165 Indian Lake Blvd #107	
(ADDRESS)	(ADDRESS)	
Hermitage 37076	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($239,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John David Pelham and Rebecca C. Pelham, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Vincent*** 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: *unmarried man

*Phase One

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of First Revision of Peninsula, A Planned Residential Development, as shown by plat of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John David Pelham and Rebecca C. Pelham, husband and wife by Warranty Deed from Dave S. Newman and Marjorie Newman, husband and wife dated June 29, 2007 and recorded July 3, 2007 as Instrument No. 20070703-0079574, in said 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.

File Number: GRN-150553

Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

unimproved ☐
This is improved ☒ property, known as 5500 Peninsula Park Landing, Hermitage, TN 37076

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 12th day of March, 2015.

John David Pelham

Rebecca C. Pelham

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.John David Pelham and Rebecca C. Pelham, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2015.

Notary Public

My Commission Expires: 12/21/2015

(SEAL)



File Number: GRN-150553