WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023920 DEEDWARR
Recvd: 04/01/15 12:28 2 pgs
Fees:13.00 Taxes:270.10
20150401-0028214

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 6-18-18
(AFFIX SEAL)

CHRISTI C. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charles R. Peery	Mortgage Investors Group	Parcel ID:
2008 Julie Drive	8320 E. Walker Springs Ln., Ste. 200	162090B05900
Mount Juliet, TN 37122	Knoxville, TN 37923	

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, we

Kia D. Bahner, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Charles R. Peery and Pamela S. Peery, husband and wife

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 Cottage No. 308 on the Revised Site Plan, Phase 3, Hickory Valley Condominiums of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kia D. Rahner by deed from Christi C. Altstadt, Terry Alstadt, Clinton L. Harris and Beverly C. Harris, of record in Instrument 20021007-0121613, dated September 26, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4890, Page 372; Book 4521, Page 574; Book 4918, Page 116; Book 4958, Page 347; and Book 5001, Page 394, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 131, said Register's Office.

Power of Attorney of record in Instrument 20150401-0028213, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5600 Country Drive # 308, Nashville, TN 37211

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 30th day of March, 2015.

Kia D Bahner by Laticia Patton Burgess

Kia D. Bahner by Laticia Patton Burgess,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Laticia Patton Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Kia D. Bahner as his/her/their Attorney in Fact as the free act and deed of the within named Kia D. Bahner.

Witness my hand and official seal at Nashville, Tennessee, the 30th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

