BILL GARRETT, Davidson County
Trans: T20150040709 DEEDWARR
Recvd: 05/26/15 15:20 2 pgs
Fees: 13.00 Taxes: 738.15
20150526-0048301

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

ZR15-2552

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jacqueline L. Miller	SUNTRUST (NAME)	
2552 Somerset Drive (ADDRESS)	1001 SEMMES AVE (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	RICHMOND VA 23224 (CITY) (STATE) (ZIP)	135160A09300CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK A. PECKHAM AND WIFE, SARAH PECKHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACQUELINE L. MILLER, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 104 on the Plan of Subdivision for Tract 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Page (s) 186 through 189, 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 Mark A. Peckham, married by Warranty deed from Gus Leon Lewis and Lucy H. Lewis of record in Instrument No. 20100706-0052529 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on July 06, 2010.

(Value of consideration shown in aforementioned deed $181,240.00.)

Being also known as 2552 Somerset Drive Nashville, TN 37217.

unimproved ( )
This is improved (X) property, known as 2552 Somerset Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of May, 2015.

Mark A. Peckham

Mark A. Peckham

Sarah Peckham

Sarah Peckham

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of May, 2015, before me personally appeared Mark A. Peckham and wife, Sarah Peckham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959