Davidson County DEEDWARR
Recvd: 06/10/15 13:39 3 pgs
Fees:18.00 Taxes:462.50
20150610-0054851

WARRANTY DEED

CL15-6185

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Jensen Quality Homes	Jensen Quality Homes	
6185 N. New Hope Rd. (ADDRESS)	6185 N. New Hope Rd. (NAME) (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	087-141.00 (Tr: 1); 087-1

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 DAVID RAY MCPEAK, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENSEN QUALITY HOMES, 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 more particularly described as follows:

TRACT ONE:

Beginning on the easterly margin of New Hope Road at the southwest corner of the property conveyed to George Milton Jackson and wife, of record in Book 3934, Page 145, Register's Office for said county; thence with said Jackson's southern boundary line north 76 degrees 00' east 625 feet to said Jackson's southeast corner; thence with said Jackson's eastern boundary line north 18 degrees 45' west 83 feet, north 36 degrees 45' west 41 feet and north 9 degrees 00' east 27 feet to the southeast corner of the property conveyed to Marvin Sullivan and wife, of record in Book 3914, Page 470, said Register's Office; thence with said Sullivan's eastern boundary line north 15 degrees 30' east 40 feet, north 52 degrees 30' west 40 feet, and north 27 degrees 00' west 26 feet north 35 degrees 30' east 53 feet, north 5 degrees 15' east 23 feet north 15 degrees 30'east 93 feet to said Sullivan's northeast corner; thence north 87 degrees 20' east 131 feet to a corner post; thence south 4 degrees --' west 304 feet; thence south 4 degrees 50' west 250 feet to a point in the center of Dry Fork Creek; thence with the center of said Creek as follows: North 53 degrees 45' west 132 feet, south 74 degrees 15' west 70 feet, south 82 degrees 45' west 151 feet, south 61 degrees 00' west 57 feet, south 85 degrees 15' west 45 feet, south 74 degrees 30' west 135 feet, south 30 degrees 00' west 63 feet, north 69 degrees 30' west 72 feet to the easterly margin of said New Hope Road; thence with the same north 3 degrees 15' east 61 feet to the beginning, containing 2.6 acres, more or less.

TRACT TWO:

Reserved parcel A of the George M. Jackson Subdivision, further described according to the plat of record in Plat Book 5190, Page 343, of the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description thereof.

TRACT THREE:

Reserved Parcel B of the George M. Jackson Subdivision, further described according to the subdivision plat of record in Plat Book 5190, Page 343, of the Register's Office for Davidson County, Tennessee to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Phyllis J. McPeak, a single person by Quitclaim Deed from Daviid Ray McPeak and wife, Angela McPeak, of record in Instrument No.

20030829-0125613, Register's Office for Davidson County, Tennessee, dated August 8, 2003 and recorded on August 29, 2003.

{As to Tracts 1 & 2}

Being the same property conveyed to Phyllis J. McPeak, a single person by Quitclaim Deed from Daviid Ray McPeak and wife, Angela McPeak, of record in Instrument No. 20030829-0125612, Register's Office for Davidson County, Tennessee, dated August 8, 2003 and recorded on August 29, 2003.

{As to Tract 3}

Being the same property conveyed to David Ray McPeak, a single person by Quitclaim Deed from Phyllis J. McPeak, of record in Instrument No. 20140625-0055395, Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 25, 2014.

{As to Tracts 1, 2 & 3}

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5190, Page 343, Book 6909, Page(s) 844 & 848; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6185 N. New Hope Rd., Hermitage, Tennessee 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 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 22nd day of May, 2015.

David Ray McPeak

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of May, 2015, before me personally appeared David Ray McPeak, a single person 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 22nd day of May, 2015.

Notary Public

My Commission Expires: 10/11/15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2019

