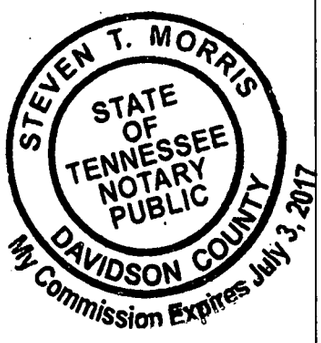
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$300,000.00~~ Affiant Subscribed and sworn to before me, this the 14th day of August, 2015 Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kiffany Janese Peggs	SunTrust Mortgage, Inc.	
5606 Cloverland Drive, Unit 110	901 Semmes Avenue, RVW 5023	160-15-0E-010.00-CO
Brentwood, TN 37027	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY T. WALKER AND ERIN M. WALKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIFFANY JANESE PEGGS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 110, President's Reserve at Brentwood, Phase I, as shown on plat of record in Exhibit E of Instrument No. 20060317-0030917, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeremy T. Walker and wife, Erin M. Walker by Quitclaim deed from Jeremy T. Walker and Erin M. Walker, joint tenants with right of survivorship of record in Instrument No. 20120730-0066634 Register's Office for Davidson County, Tennessee, dated July 12, 2012 and recorded on July 30, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5606 Cloverland Drive, Unit 110, Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20150069125 DEEDWARR
Recvd: 08/17/15 15:17 2 pgs
Fees:13.00 Taxes:1110.00
20150817-0082612

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of August, 2015.

Jeremy T. Walker

Erin M. Walker

STATE OF TEXAS
COUNTY OF Taylor

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy T. Walker and Erin M. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

LINDA ROSE VEDRO
Notary Public, State of Texas
My Commission Exp 04-15-19

Witness my hand and seal this 13th day of August, 2015.

Notary Public

My Commission Expires: