BILL GARRETT, Davidson County
Trans:T20150076665 DEEDWARR
Recvd: 09/09/15 10:38 2 pgs
Fees:13.00 Taxes:610.13
20150909-0091548

15-1-254

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jennifer D'Annunzio &
148 Noel Cove
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 086-10-0B-148.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Lance A. McPeters and wife, Jessica Price,** has this day bargained and sold, and does hereby transfer and convey unto **Jennifer D'Annunzio, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Noel Cove Town Homes of record in Plat at Instrument No. 20030924-0141428, 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 Lance A. McPeters, an unmarried man by Warranty deed from Margaret Daugherty Pickens, a single person of record in Instrument No. 20060404-0038242 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 04, 2006.(Value of consideration shown in aforementioned deed $142,900.00.)

This is improved property known as: **148 Noel Cove, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4885, page 22, and Book 421, page 92 and restrictions in Instrument Number 20030921-0141428 and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 4th day of September, 2015.

Lance A. McPeters

Jessica Price

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lance A. McPeters and Jessica Price,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of September, 2015.

NOTARY PUBLIC

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

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $164,900.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY