WARRANTY DEED

File #15084629

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/28/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robbie Katherine Peddycoart	New Owner	086-11-0A-055.00
(NAME)	(NAME)	
627 Rockwood Drive	627 Rockwood Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **William Hale and Wife, Jessica Hale,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robbie Katherine Peddycoart,** 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:

Being Unit No. 2 Bldg. 3, on the plan of Revised Phase 2 & 2A Hermitage Woods Condominium Apartments, as the same appears of record in Plat Book 4860, Page 62-64, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Also included in conveyance is garage number 3-2-G, a limited common element for the exclusive use of the occupant of said unit

Being the same property conveyed to William Hale and Jessica Hale, Married, by Warranty Deed from Donald W. Fisher, Married, dated 06/18/2014, of record in Instrument No. 20140620-0054264, said Register's Office.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 4860, Page 6264, said Register's Office, see also matters on the plat in Book 4675, Page 36-38, said Register's Office.; Anchor Easement as of record in Book 5578, Page 752, said Register's Office.; Also included in conveyance is garage number 3-2-G, a limited common element for the exclusive use of the occupant of said unit.; Charter of Hermitage Woods Community Services Association as of record in Book 4753, page 101, said Register's Office.; Charter of Raintree Village Homeowners Association as of record in Book 5088, Page 854, said Register's Office.; Deed Waving & Abolishing the horizontal property regime as of record in Instrument No. 20040428-0047940 & Amended in Instrument No. 20040826-0103606, said Register's Office.; Master Deed & Bylaws establishing a horizontal property regime for Hermitage Woods, Phase II (Raintree Village) in Book 4753, Page 140, amended in Book 4980, Page 378, amended in Book 5165, Page 781, Book 5172, Page 77, said Register's Office.; Revised Bylaws in Book 5122, Page 878, revised in Book 6229, Page 970, Book 10382, Page 596, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **627 Rockwood Drive, Hermitage,TN,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 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.

BILL GARRETT, Davidson County
Trans:T20150077331 DEEDWARR
Recvd: 09/11/15 09:13 2 pgs
Fees:13.00 Taxes:233.10

20150911-0092291

Witness our hands this 2nd day of September, 2015.

William Hale

Jessica Hale

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared William Hale and Jessica Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of September, 2015.

Commission expires:

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128