STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $102,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of January, 2016.

NOTARY PUBLIC

My commission expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brandi D. Colorigh	New Owner	108070B11400CO
(NAME)	(NAME)	
311 Timberway Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

BILL GARRETT, Davidson County
Trans:T20160006742 DEEDWARR
Recvd: 01/26/16 11:59 2 pgs
Fees:13.00 Taxes:380.73
20160126-0007435

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Terri L. Meador Peach and Thomas G. Peach, wife and husbans,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brandi D. Colorigh, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in County, Tennessee, described as follows, to wit:

BEING Unit No. 114 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. Seq. As amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Terri L. Meador, unmarried by deed from Shannon G. Boshers, and Michael Boshers of record in Instrument No. 20010605-0058485, Register's Office for Davidson County, Tennessee. The said Terri L. Meador having since married and is now known as Terri L. Meador Peach.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 311 Timberway Circle, Nashville, TN 37214

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), forever. I/We covenant with 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 set out herein. 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 GRANTEE(S), his/hers/their successors 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.

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 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 the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of January, 2016.

Terri L. Meador Peach

Terri L. Meador Peach

Thomas G. Peach by Terri L. Meador Peach His Attorney-in-Fact

Thomas G. Peach by Terri L. Meador Peach
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri L. Meador Peach, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of January, 2016, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Terri L. Meador Peach, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas G. Peach, as evidenced by Power of Attorney of record in Book *, Page _____, Register's Office of ~~Wilson~~ * Davidson OD County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Thomas G. Peach.

Witness my hand and seal, this 19th day of January, 2016.

*20160126-0007434

Tammy Duncan

Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122