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

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 01/27/16 09:40 3 pgs
Fees:18.00 Taxes:690.05
20160127-0007726

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Clifford E. Madden and Deborah J. Madden has this day bargained and sold and does hereby transfer and convey unto Thomas G. Peach and Terri L. Peach, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

"EXHIBIT A"

Being Lot No. 45 on the Revised Plan of Section E, Village of Old Hickory as of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 84.6 feet on the westerly side of Overton Street and extends back 338.4 feet on the northerly line and 337 feet on the southerly line to a dead line in the rear on which it measures 84.8 feet.

Being the same property conveyed to Thomas G. Peach and wife, Terri L. Peach by WARRANTY DEED from Clifford E. Madden and wife, Deborah J. Madden, dated _____, recorded _____ of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford E. Madden and wife, Deborah J. Madden by WARRANTY DEED from Land Enterprises, INC., dated July 17, 1986, recorded July 22, 1986, of record in Book 6924, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is Improved property know as 1604 Overton Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Thomas G. Peach and Terri L. Peach, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 20th day of January, 2016.

Clifford E. Madden

Deborah J. Madden

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Clifford E. Madden and Deborah J. Madden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20th day of January, 2016.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Johnson
Affiant

Subscribed and sworn to before me this 20th day of January, 2016.

My Commission Expires: 3-27-18

NOTARY PUBLIC

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 053-03-0-383.00

Name and address of new owner:
Send tax bills to:
Thomas G. Peach and Terri L. Peach
1604 Overton Street
Old Hickory, TN 37138

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

