Record & Return To:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160015101 DEEDWARR
Recvd: 02/24/16 10:12 2 pgs
Fees:13.00 Taxes:1085.21
20160224-0017488

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $293,300.00

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2016.

Notary Public

My commission expires: 8/18/18

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:
Levi David Gilbert Stephanie Dawn Gilbert	Same address	
420 Lynn Drive	as new owner	132-16-0-108.00
Nashville, TN 37211		

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, **WILLIAM R. PEEPLES AND CAROLINE B. PEEPLES, HUSBAND AND WIFE AND RAYMOND EARL PEEPLES AND CAROLYN E. PEEPLES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEVI DAVID GILBERT AND STEPHANIE DAWN GILBERT, HUSBAND AND WIFE**, 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, Tennessee, being Lot No. 837 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, 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 William R. Peeples and Caroline B. Peeples, husband and wife and Raymond Earl Peeples and Carolyn E. Peeples, husband and wife by Warranty deed from Lawrence M. Benton and wife, Doris S. Benton of record in Instrument No. 20100616-0046808 Register's Office for Davidson County, Tennessee, dated June 16, 2010 and recorded on June 16, 2010.

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 420 Lynn Drive, Nashville, TN 37211.

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 16th day of February, 2016.

William R. Peeples

Caroline B. Peeples

Raymond Earl Peeples by WRP, AIF

Raymond Earl Peeples by William R. Peeples, Attorney in Fact

Carolyn E. Peeples by WRP, AIF

Carolyn E. Peeples by William R. Peeples, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William R. Peeples and Caroline B. Peeples, 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.

Witness my hand and seal this 16th day of February, 2016.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2016, before me personally appeared William R. Peeples, 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 Raymond Earl Peeples and Carolyn E. Peeples as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Raymond Earl Peeples and Carolyn E. Peeples.

Witness my hand and seal this 16th day of February, 2016.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2019

Notary Public

My Commission Expires: