Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **James W. Peebles and Marjorie E. Peebles,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Jeri Howard,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the 12th Civil District of Maury County, Tennessee and being more particularly described as follows:

See Attached Exhibit "A" for Legal Description.

BEING the same property conveyed to James W. Peebles and wife, Marjorie E. Peebles by deed dated July 18, 1962 of record in Book 3405, Page 447, Register's Office of Davidson County, Tennessee.

Map & Parcel: 06013000501

Property Address: 2506 Webster Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160054903 DEEDWARR
Recvd: 06/28/16 10:38 4 pgs
Fees:23.00 Taxes:166.50
20160628-0065723

IN WITNESS WHEREOF, this conveyance has been executed on the 23 day of June, 2016.

Marjorie E. Peebles

Marjorie E. Peebles

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, **Marjorie E. Peebles,** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of June, **2016.**

My commission expires:
10-29-2017

Notary Public

CHRIS R. COOPER NOTARY PUBLIC GWINNETT COUNTY, GA Exp. 10-29-2017

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 45,000.00.**

Affiant

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 2018

Subscribed and sworn to before me, this 24th day of June, **2016.**

My commission expires:

Notary Public

NEW PROPERTY OWNERS:

Jeri Howard

P.O Box 33004
Nashville, TN 37203

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

IN WITNESS WHEREOF, this conveyance has been executed on the 23rd day of June, 2016.

James W. Peebles

STATE OF Wyoming

COUNTY OF Laramie

Personally appeared before me, the undersigned, **James W. Peebles,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of June, 2016.

My commission expires:
Jan 20, 2020

Notary Public

TESLA DURAN - NOTARY PUBLIC
COUNTY OF LARAMIE
STATE OF WYOMING
MY COMMISSION EXPIRES JANUARY 20, 2020

EXHIBIT "A"

LOCATED in the 12th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being Tract "E" on the unrecorded plan of part of the Yokley property, described according to a survey made by E. L. Miller, Jr., dated July 11, 1962, as follows: Beginning at an iron pin in the northeast corner of said Tract "E", said iron pin being 257.4 feet west of the westerly margin of Matthews Road; thence in a southwesterly line South 25°30' West 10 feet to an iron pin; thence in a southwesterly line South 25°30' West 409.7 feet to an iron pin in the center of a 12 foot gravel road; thence in a westerly line North 80°30' West 83 feet to a point; thence in a radius of 1°3' 89 feet to a point; thence in a northerly line North 1°50'East 221.5 feet to an iron pin; thence in an easterly line South 77°50' East 9 feet to an iron pin; thence in a northeasterly line North 65°0' East 23.7 feet to an iron pin; thence in an easterly line South 74°55' East 143 feet to an iron pin; thence in a northeasterly line North 26°10' East 125.2 feet to an iron pin; thence North 26°10'East 10 feet in a northeasterly line to an iron pin; thence in an easterly line South 80° East 80 feet to the point of beginning and containing 1.5 acres more or less.