BILL GARRETT, Davidson County
Trans:T20160073385 DEEDWARR
Recvd: 08/23/16 09:56 2 pgs
Fees:13.00 Taxes:347.80
20160823-0087947

I hereby swear, or affirm, that the actual consideration for this transfer is $94,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Sworn to and subscribed before me on this 18 day of August, 2016.

Notary Public

My Commission Expires: 8/20/19

The property is identified on the records of the Tax Assessor as Map-Parcel 150-02-0-388

The name address of the new owner and to whom the tax statement should be sent is Jerrica Hersey, 746 Lake Terrace Drive Nashville, TN 37217.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

WARRANTY DEED

For and in consideration of the sum of NINETY FOUR THOUSAND DOLLARS ($94,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LUCY C. PEELER, this date have bargained and sold, and by these presents do transfer and convey unto JERRICA A. HERSEY, unmarried, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 43B of the Zone Lot Division of Lots 16, 17, 25 and 33 and 37 thru 45 Harbor Gale, Section 1 revised of record in Plat Book 6250, page 638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John B. Peeler and wife, Lucy C. Peeler by deed of record in Book/Instrument No. 20050524-0058568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions and easements of record.

This conveyance is further subject to the lien of *ad valorem* real property taxes assessed by Davidson County, Tennessee for the year 2016 that have been prorated this date and are to be paid by the grantee.

This is improved property known as 746 Lake Terrace Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JERRICA A. HERSEY, her heirs and assigns, forever.

I covenant with the said JERRICA A. HERSEY, that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered except as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JERRICA A. HERSEY, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of August, 2016.

Lucy C. Peeler by Ryan Peeler Atty in Fact

Lucy C. Peeler by Ryan Peeler, Attorney-in-Fact
under the Special Power of Attorney of record
in Instrument 20160823-0087946, Register's
Office of Davidson County, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Before me personally appeared RYAN PEELER, 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 LUCY C. PEELER, and who acknowledged that he executed the same as the free act and deed of LUCY C. PEELER.

Witness my hand and official seal at office in Waverly, Tennessee on this 12th day of August, 2016.

Sandra H. Dreaden

Notary Public

My Commission Expires:

3-12-18

SANDRA H. DREADEN
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO TENN.