Davidson County DEEDWARR
Recvd: 10/05/16 15:17 3 pgs
Fees:18.00 Taxes:1202.50
20161005-0105462

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2016.

Notary Public
My commission expires: 2/25/20

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

05-1608-66968

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Matthew D. Charette<br>2005 Upland Drive<br>Nashville TN 37216 | Matthew D. Charette<br>2005 Upland Drive<br>Nashville TN 37216 | 083-12-0-114.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie Mae Peete, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew D. Charette, an unmarried man and Deborah Vahle, an unmarried woman, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors 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. 201, on the Plan of Section Four, Eastland Acres, of record in Book 2331, Page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Nathaniel Peete and wife, Willie Mae Peete by Quitclaim Deed from ITT Financial Services, dated August 29, 1990, recorded September 13, 1990, of record in Book 8195, Page 266, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mrs. Willie Mae Peete by Quitclaim Deed from Nathaniel Peete, dated May 30, 2001, recorded June 5, 2001, of record in Instrument No. 20010605-0058077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2445 Eastland Avenue, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

WITNESS my hand this 4th day of October, 2016.

X Willie Mae Peete

Willie Mae Peete

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Willie Mae Peete,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 4th day of October, 2016.

X

Hutch Henderson
State of Tennessee at Large

My Commission expires:

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

# True Copy Certification

I, **Rachelle Caudill**, 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.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020