Davidson County DEEDWARR Recvd: 10/25/16 16:04 3 pgs Fees:18.00 Taxes:1137.75 **20161025-0112848**

WARRANTY DEED O-VRES-16-7628-T	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016. Notary Public MY COMMISSION EXPIRES: 12/10/2017 (AFFIX SEAL) K. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis M. Peek and Tina M. Peek	**Pinnacle Bank**	
(NAME) **7628 Staffordshire Drive**	(NAME) **150 3rd Avenue South, Suite 900**	**141-15-0D-037.00**
(ADDRESS) **Nashville, TN 37221-4617**	(ADDRESS) **Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTIE Y. HARPER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS M. PEEK AND TINA M. PEEK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Phase I, "Sheffield" on the Harpeth, a Planned Unit Development of record in Plat Book 6900, Page 410 and 411, 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 Ben G. Harper and wife, Bettie Y. Harper by Warranty deed from Debra S. McDowell Held and husband, Randall E. Held of record in Book 10017, page 115, Register's Office for Davidson County, Tennessee, dated April 12, 1996 and recorded on April 16, 1996. The said Ben G. Harper having since died leaving a Last Will and Testament of record in Instrument Number 20100727-0058801, Register's Office for Davidson County, Tennessee.

Power of Attorney appointing John Michael Tyree as Attorney In Fact of record in Instrument Number 20160817-0085817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 410 and 411, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6925, Page 900, Book 7145, page 954, amended in Book 8505, page 598, Book 8747, page 97 and Book 9313, page 806, Register's Office for Davidson County, Tennessee;
- By-Laws of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 7145, Page 964 and Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Book 4136, Page 525 and Book 4279, Page 731, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7628 Staffordshire Drive , Nashville, Tennessee 37221-4617**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2016.

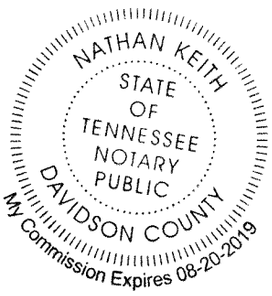
Bettie Y. Harper by John Michael Tyree, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael Tyree, 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 BETTIE Y. HARPER, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTIE Y. HARPER.

Witness my hand and official seal, this the 21st of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kristen Traini, 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, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

