BILL GARRETT, Davidson County
Trans:T20160098831 DEEDWARR
Recvd: 11/08/16 10:42 2 pgs
Fees:13.00 Taxes:1017.50
20161108-0118155

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Wambles & Kathy Wambles
5504 Peninsula Park Lndg
Hermitage, TN 37076-3647

SEND TAX BILL TO:
New Owner

MAP/PARCEL 097-16-0A-014.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Zachary E. Valder, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Wambles and Kathy Wambles, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of First Revision The Peninsula Phase One, a Planned Residential Development of record in Plat Book 9700, Page 8, 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 Zachary E. Valder, unmarried by Warranty deed from John D. Collins, unmarried of record in Instrument No. 20130618-0061999 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 18, 2013.

This is improved property known as: **5504 Peninsula Park Lndg, Hermitage, Tennessee 37076-3647**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 8, and restrictions in Book

10973, Page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, Book 11258, page 85, Book 10973, page 39, Book 11181, page 371, Book 9564, page 693, Instrument No. 20000822-0083193 and Instrument No. 20030330033780, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of November, 2016.

Zachary E. Valder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Zachary E. Valder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of November, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY