Prepared Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Paige Peacock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paige Peacock	Owner @ owner address	043 04 0 015.00
(NAME)	(NAME)	
517 Keeton Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, we, **Phyllis D. Macke, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paige Peacock, single woman**, hereinafter called the GRANTEE(S), 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 all of Lot 19 on the Plan of Swinging Bridge Heights, of record in Plat Book 2854, Page 114, Register's Office for Davidson County, Tennessee. Said Lot 19 fronts 70.63 feet on the northeasterly side of Keaton Avenue and runs back 150 feet on the northwesterly line and 150.02 feet on the southeasterly line to a dead line in the rear on which it measures 73.07 feet.

Being the same property conveyed to Phyllis D. Macke, a married woman by Warranty Deed from John C. Beasley, dated 01/28/2004, recorded 01/29/2004, of record in Instrument No. 20040129-0011041, in the Register's Office for Davidson County, Tennessee. Phyllis D. Macke and William B. Macke, Jr. having since divorced In the Eight Circuit Court For Davidson County, Tennessee at Nashville, of record in Case No. 08D-2695 wherein Judge John Mason, Substitute Judge executed an Order stating all right, title and interest of said property vested in fee simple to Phyllis Macke.

Subject to all matters shown on the plat of record in Plat Book 2854, Page 114; Covenants, conditions, easements and restrictions of record in Book 3104, Page 313, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 01288-35626
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20170012559 DEEDWARR
Recvd: 02/10/17 13:31 2 pgs
Fees: 13.00 Taxes: 536.50

20170210-0014268

unimproved ☐

This is improved ☑ property, known as 517 Keeton Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 10th day of February, 2017.

Phyllis D. Macke

State of Tennessee
County of Wilson

Personally appeared before me Phyllis D. Macke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122