PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE TN 37203

RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065345 DEEDWARR
Recvd: 07/31/17 11:10 2 pgs
Fees:13.00 Taxes:1147.00

20170731-0077282

JAMES W. WATCHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00.**

Nancy Enoch
Affiant

Subscribed and sworn to before me this 21 day of July, 2017

Notary Public
My Commission expires: 1-6-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan D. Carey	JP Morgan Chase Bank N.A.	097-16-0A-012.00CO
5501 Peninsula Park Landing	6000 Freedom Square Drive	
Nashville, TN 37076	Independence, OH 44131	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Penelope Webb, an unmarried woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan D. Carey and Pamela A. Carey, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of First Revision, The Peninsula, Phase ONe, of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Penelope Webb, an unmarried woman, by deed from Michael Graham and Catherine J. Graham, husband and wife, on October 28, 2008, of record in Instrument Number 20081103-0109242, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 8, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9564, page 963; Book 11258, page 85; Book 9977, page 359; Book 9754, page 35; Book 10333, page 2191; Book 10973, page 39; Book 11181, page 371; Instrument Number 20000822-0083193; and Instrument Number 20030313-0033780, Register's Office for Davidson County, Tennessee.
- Homeowners Association for The Peninsula.

This is improved property known as: **5501 Peninsula Park Landing, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 28, 2017.

Penelope Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Penelope Webb** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2017

My commission expires 7/8/19

Notary Public

