THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712699** **Davidson County DEEDWARR** **Recvd: 08/21/17 10:19 3 pgs** **Fees:18.00 Taxes:1024.90** **20170821-0085526**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $277,000.00. Ashley Reis Affiant Subscribed and sworn to before me, this 15th day of August, 2017. Elizabeth Paschall Notary Public My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah A. Davis 3000 Hillsboro Pike #42 Nashville TN 37215-1315	~~New Owner~~ ~~XXXXXXXXX~~ Movement Mortgage 8024 Calvin Hall Rd Indian Lane, SC 29707	Tax Parcel ID No. 117-03-0A-042.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin Peck and Timothy Peck, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah A. Davis, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 42 as shown on the Map entitled Versailles Apartments, of record in Plat Book 5050, Page 80,* Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description. *as corrected in Book 5171, Page 153

Being the same property conveyed to Robin Peck and Timothy Peck, wife and husband by Warranty Deed from Singer, LLC, a Tennessee limited liability company, recorded on the 8th day of December, 2014 in Instrument No. 20141208-0112221, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5050, Page(s) 80 and Plat Book 5171, Page 153.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3000 Hillsboro Pike #42 Nashville TN 37215-1315

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2017.

Robin Peck
Robin Peck

Timothy Peck
By: Robin Peck, His attorney in fact
Timothy Peck
By: Robin Peck, His 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, aforesaid, Robin Peck with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin Peck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Timothy Peck, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of August 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

