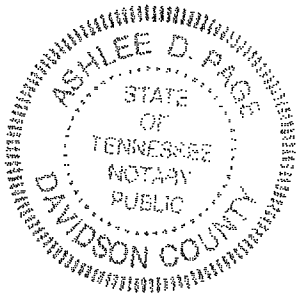
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/22/17 15:45 4 pgs
Fees:23.00 Taxes:1110.00
20170822-0086289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of August 2017

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Penny Lane Whitaker		161 06 0 110.00
(NAME)	(NAME) NEW OWNER	
726 Tobylynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thousand And No/100 Dollars ($300,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ralph L. Peebles, Jr. and Laura L. Peebles, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Penny Lane Whitaker and Hall B. Whitaker, wife and husband**, hereinafter called the Grantees, their heirs and 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 Lot No. 152 on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ralph L. Peebles, Jr. (single) by Warranty Deed from Richard C. Perko and wife, Tabitha J. Perko dated November 17, 2000 and recorded November 28, 2000 as Instrument No. 20001128-0116454, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ralph L. Peebles, Jr. and wife, Laura L. Peebles, as Tenants by the Entirety by Quitclaim Deed from Ralph L. Peebles, Jr. dated February 24, 2002 and recorded March 05, 2002 as Instrument No. 20020305-0027235, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-175582SSO

This instrument is being executed in behalf of Ralph L. Peebles, Jr., pursuant to a Power of Attorney executed by same on the 17th day of August, 2017, of record simultaneously herewith of record in Instrument No.: 20170822-0086288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 726 Tobylynn Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 21st day of August, 2017

Ralph L. Peebles, Jr. by Laura L Peebles, Attorney in Fact
Ralph L. Peebles, Jr.
By: Laura L. Peebles, His Attorney-in-fact

Laura L Peebles
Laura L. Peebles

Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

File Number: GRN-175582SSO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laura L. Peebles , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ralph L. Peebles, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ralph L. Peebles, Jr., for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2017.

_____
Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Laura L. Peebles, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2017.

_____
Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-175582SSO

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

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