WARRANTY DEED

Bill Garrett Davidson County
Batch# 8829 DEEDWARR
10/05/2017 10:33:24 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20171005-0102327

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla R. Hester	new owner	14806006600
(NAME)	(NAME)	
227 Melmack Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joe A. Peach Jr. and Sandra L. Peach,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayla R. Hester, unmarried,** 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. 52 on the Re-Subdivision of Lots 52 and 53, Murray Heights of record in Plat Book 6050, Page 505 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 Joe A. Peach, Jr. and Sandra L. Peach, husband and wife by deed dated June 13, 2013 from Chrysalis Properties, LLC., (for the consideration or value of $164,900.00) of record in Instrument No. 20130618-0062256, Register's Office Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 227 Melmack Drive, Nashville, TN 37211
(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 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, 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 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 6050, PAGE 505, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-17-227

Witness my/our hands this 29th day of September, 2017.

Joe A. Peach Jr.

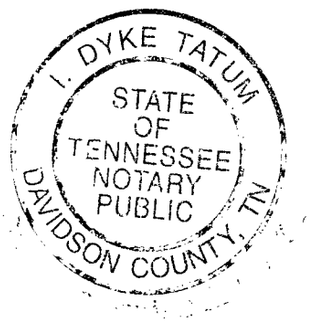
Sandra L. Peach

State of Tennessee
County of Davidson

On this 29th day of September, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Joe A. Peach Jr. and Sandra L. Peach, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of September, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021



File No.: 17-Hester