WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Peach and McKinsey Peach	PINNACLE BANK	050-02-0-039.00
(NAME)	(NAME)	
3633 Willow Creek Court	150 3rd Ave South, Ste 1000	Bill Garrett Davidson County Batch# 13507 **DEEDWARR** 10/13/2017 03:04:32 PM 2 pgs Fees: $13.00 Taxes: $518.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE, TN 37201	20171013-0105354
(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, I, **Dalette Deloiette, a single woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zachary Peach and McKinsey Peach, husband and wife** 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. 34 on the Plan of Section II, Willow Creek, of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dalette Deloiette, Brook Blackmore and Britney Denhertog, as tenants in common with right of survivorship, by Warranty Deed from J Word Properties, LLC, dated 3/1/16 and recorded on 3/7/16 in Instrument No. 20160307-0021214, in the Register's Office of Davidson County, Tennessee. BEING further conveyed to Dalette Deloiette by Quitclaim Deed from Brook Blackmore and Britney Denhertog and recorded on 10/13/2017 in Instrument No. 20171013-0105363, in the Register's Office Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3633 Willow Creek Court, Nashville, TN 37207
(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.

Witness my/our hands this 10th day of October, 2017.

Dalette Deloiette

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dalette Deloiette, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of October, 2017.

Notary Public
My Commission Expires: _____

File No.: 173594

