Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Bill Garrett Davidson County
Batch# 20587 DEEDWARR
11/01/2017 01:20:58 PM 2 pgs
Fees: $13.00 Taxes: $413.37

20171101-0112080

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,722.51

Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 12/2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roberth Lamer **Yailyn Mata**	**New Owner**	**Map/Parcel: 044-05-0-006.00**
209 Rayon Dr.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Peacher, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberth Lamer and Yailyn Mata, 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 the northwesterly part of Lot No. 67 of Scenic View Subdivision, not of record, also being Lot "L" on a resubdivision of said Lot No. 67, to which a more particular description is as follows: Beginning at a point in the northwesterly margin of Scenic View Drive, North 46 degrees 29' West 72.3 feet to a point; thence North 44 degrees 46' East 156.5 feet to a point; thence North 11 degrees 18" East 20.02 feet to a point; thence South 46 degrees 29' East 82.1 feet to a point; thence 172.14 feet to the point of beginning according to a survey by John Kohl dated March 24, 1987.

Being the same property conveyed to Michael Peacher, by Warranty Deed, from Tony L. Tyler and wife, Tammy K. Tyler, dated January 3, 2002, of record in Instrument No. 20020111-0004783, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20111117-0089847, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 135 Scenic View Road, Old Hickory, TN 37138.

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 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 hand(s) this 27th day of October, 2017.

Michael Peacher

*Maxine Peacher, spouse of Michael Peacher, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Maxine Peacher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Michael Peacher and

Personally appeared before me, a Notary Public of said County and State, Maxine Peacher, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES
JUNE 12, 2021

File #: **170669JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027