This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17377

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 2-SR-17605

Bill Garrett Davidson County
Batch# 25513 DEEDWARR
11/14/2017 01:18:55 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20171114-0117007

Send Tax Bills To:
newowner

New Owner is:
India Birdsong
605 Oak Harbor Cove
Hermitage, TN 37076

MAP: 098-05-0

PARCEL: 066.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nathan D. Peeples and wife, Jill A. Peeples**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **India Birdsong, unmarried,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **605 Oak Harbor Cove, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 184, on the plan of Lake Park, Section 9, as of record in Plat Book 4955, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nathan D. Peeples and Jill A. Peeples, husband and wife, by Warranty Deed from Gregory S. Ruff and wife, Amy Ruff, dated 10/30/09 and recorded 11/3/09 in Instrument No. 20091103-0101520, Register's Office for Davidson County, Tennessee.

NP

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of November, 2017.

GRANTOR(S):

NATHAN D. PEEPLES

JILL A. PEEPLES

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Nathan D. Peeples and Jill A. Peeples**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7 day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 12-14-2019

CYNTHIA CABRERA
MY COMMISSION EXPIRES
December 14, 2019

STATE OF Texas
COUNTY OF Dallas

$250,000.00

The actual consideration or value, whichever is greater, for this transfer is ~~$270,900.00~~.

AFFIANT

SWORN TO and subscribed before me this 7 day of November, 2017.

NOTARY PUBLIC
My commission expires: 12-14-2019

CYNTHIA CABRERA
MY COMMISSION EXPIRES
December 14, 2019