Return
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

WARRANTY DEED

Bill Garrett Davidson County
Batch# 49202 DEEDWARR
01/19/2018 10:37:58 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20180119-0005757

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $565,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JANUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9322

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Curtis Groves and Brian Chester	SAME	SEE EXHIBIT A
513 AND 515 EASTBORO DRIVE	P.O. BOX 61	
Nashville, TN 37209	Pegram, TN 37143	

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

ROGER H. PEACH, AN UNMARRIED MAN

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

CURTIS GROVES AND BRIAN CHESTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 513 AND 515 EASTBORO DRIVE, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 18th day of January, 2018.

Roger H. Peach
Roger H. Peach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 18th day of January, 2018.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9322

EXHIBIT A - LEGAL DESCRIPTION

Tract I : TAX ID # 09113008500

Land in Davidson County, Tennessee, being Lots 34 and 35 on the Plan of E. T. Brown's Subdivision of an 18 acre tract of land on the Charlotte Pike, as of record in Book 332, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger H. Peach and Melba I. Peach, husband and wife by Warranty Deed from Alec T. Prince and Paul D. Prince and Walter H. Prince and Emma L. Prince and Lee Helen Prince Orr; and the heirs-at-law of William R. Prince being, Sandra Prince, his surviving spouse and the following children: Randell Eugene Prince, Mark Lee Prince, Rebecca Prince and Richard Hugh Prince, recorded on the 27th day of June, 1997 in Deed Book 10507, Page 788, in the Register's Office of Davidson County, Tennessee.

Tract II : Tax ID # 09113008400

A Certain Tract or Parcel of Land, Together with all Tenements, Hereditaments and Appurtenances thereto located in Davidson County, State of Tennessee, more particularly Described as follows: Being Lot No. 36 on the Plan of E. T. Brown, Trustee's, Subdivision of an 38 acre tract on the Charlotte Pike, of record in Plat Book 332 at Page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roger H. Peach and wife, Melva I. Peach* by Warranty Deed from Beulah Hughes, a widow, recorded on the 23rd day of October, 1985 in Deed Book 6689, Page 298, in the Register's Office of Davidson County, Tennessee.

*Melba I. Peach (AKA Melva I. Peach) having since died on November 9th, 2008

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 116 and Plat Book 332, Page 126, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).