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This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1804696

Bill Garrett Davidson County
Batch# 58750 DEEDWARR
02/13/2018 02:50:48 PM 2 pgs
Fees: $13.00 Taxes: $665.63
20180213-0014361

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nelson Torres	New owner	**162-108.00**
5898 Cane Ridge Rd Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifton W. Peoples, Jr., Wilbert Peoples and Allie Peoples Turner,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Nelson Torres, a married man, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lying in the 5th Civil District of said County, and being part of the David R. Watson Lands, of record in Minute Book "E", page 496, County Court Clerk's Office for said County, and described according to a copy of a survey thereof made by Geo W. Watkins, Surveyor, July 21, 1951, as follows:

BEGINNING at a point in the center line of a branch, at willow pointer in the west line of a 20 easement for roadway, and being the southest corner of 10.2 acres to be conveyed to Bruce Jones, Jr. and wife, by deed from Wm. M. Watson and wife, said point being the northeast corner of this tract and the southeast corner of tract of

Being the same property conveyed to Clifton W. Peoples, Wilbert Peoples and Allie Peoples Turner by Quit Claim Deed from Mai Dora Peoples, dated 4/16/2012 and recorded 4/17/2012 in Instrument No. 20120417-0032716, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Clifton W. Peoples, Jr., Wilbert Peoples and Allie Peoples Turner,** does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee

simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Clifton W. Peoples, Jr., Wilbert Peoples and Allie Peoples Turner,** further covenants and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **14770 Old Hickory Blvd, Antioch, TN 37013.**

Executed on this 8th day of February, 2018.

Clifton W. Peoples, Jr.

Wilbert Peoples by Allie Peoples Turner Attorney in Fact

Wilbert Peoples
By Allie Peoples Turner, AIF

Allie Peoples Turner

Allie Peoples Turner

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 Allie Peoples Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Wilbert Peoples, and that she is authorized by Wilbert Peoples, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 8th day of February, 2018.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Clifton W. Peoples, Jr. and Allie Peoples Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of February, 2018.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Edward B. Dalbert

Affiant

Sworn to and subscribed to me, the undersigned, 8th day of February, 2018.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19