WARRANTY DEED

Bill Garrett Davidson County
Batch# 64047 **DEEDWARR**
03/01/2018 12:41:09 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180301-0019374

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/7/19

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Peacock	New Owner	132-09-0-020.00
(NAME)	(NAME)	
4427 Lealand Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, F. Reid Shippen, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric Peacock, a married man, 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. 2 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor as follows:

BEGINNING in the center of Lea Avenue at a point North 2 degrees 30 minutes 400.00 feet from the center of Battery Road, said point being the corner of Lot Nos. 1 and 2 on said plan; thence with the line between said two lots, Westwardly 215.0 feet; thence Northwardly 100.00 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots, Eastwardly 214.34 feet to the center of Lea Avenue; thence with said Avenue, South 2 degrees 30 minutes, 100.00 feet to the beginning.

BEING the same property conveyed to F. Reid Shippen aka Frank Reid Shippen by quitclaim deed from Maxwell A. Ramsey of record in Instrument No. 20140708-0060134, Register's Office for Davidson County, Tennessee, dated 06/26/2014, and recorded on 07/08/2014, being the same property conveyed to F. Reid Shipper aka Frank Reid Shippen by quitclaim deed from Shaun Shankel of record in Instrument No. 20140708-0060133, Register's Office for Davidson County, Tennessee, dated 06/26/2014, and recorded on 07/08/2014, being the same property conveyed to F. Reid Shippen, a married, Shaun Shankel, a married man and Maxwell A. Ramsey, a married man by quitclaim deed from Shaun Shankel, a married man and Maxwell A. Ramsey, a married man of record in Instrument No. 20121108-0103420 Register's Office for Davidson County, Tennessee, dated 09/19/2012, and recorded on 11/08/2012, being the same property conveyed to Shaun Shankel, a married man, and Maxwell A. Ramsey, a married man by quitclaim deed from Cash Furnace, LLC of record in Instrument No. 20090807-0074545, Register's Office for Davidson County, Tennessee, dated 07/11/2009, and recorded on 08/07/2009, being the same property conveyed to Cash Furnace, LLC by quitclaim deed from Myron Hsu of record in Instrument No. 20070523-0061300, Register's Office for Davidson County, Tennessee, dated 05/11/2007, and recorded on 05/23/2007, being the same property conveyed to Myron Hsu, unmarried by warranty deed from Shaun A. Shankel, married of record in Instrument No. 20060210-0016818, Register's Office for Davidson County, Tennessee, dated 02/07/2006, and recorded on 02/10/2006, being the same property conveyed to Shaun A. Shankle, unmarried by warranty deed from Jerry Whitehead and wife, Carolyn P. Whitehead of record in Instrument No. 20021206-0150553 Register's Office for Davidson County, Tennessee, dated 11/18/2002 and recorded on 12/06/2002.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 4427 Lealand Avenue, Nashville, TN 37204
(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 hand this 28th day of February, 2018.

F. Reid Shippen

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **F. Reid Shippen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

12-22-19

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019