Bill Garrett Davidson County
Batch# 71646 DEEDWARR
03/21/2018 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $498.06
20180321-0026702

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0414

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,610.00

Affiant

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018

Notary Public
Commission Expires: 8.18.18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Errigo 2437 Monticello Drive Nashville, TN 37207	New Owner	07101012900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Chikena Lavette Crittendon and Damon Lamar Peebles, heirs of Robert H. Peebles

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Errigo, unmarried 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. 49 on the Plan of Trinity Hills Village, Section One, First Addition of record in Plat Book 4175, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert H. Peebles and wife, Lula Peebles by Warranty deed from Trinity Village, Inc. of record in Book 4417, page 392, Register's Office for Davidson County, Tennessee, dated May 11, 1970 and recorded on May 14, 1970.

Being the same property conveyed to Chikena Levette Peebles and her son, Damon Lamar Peebles by Quitclaim deed from Lula Dansby of record in Book 9551, page 767, Register's Office for Davidson County, Tennessee, dated December 19, 1994 and recorded on December 21, 1994.

Being the same property conveyed to Robert H. Peebles by Quitclaim deed from Chikena Levette Peebles and Damon Lamar Peebles of record in Instrument No. 200005240051890 Register's Office for Davidson County, Tennessee, dated May 18, 2000 and recorded on May 24, 2000.

The said Robert H Peebles having since died on 11/05/2017, his obituary names predeceased heirs Robert H. Peebles Jr. and Pamela Dickson and three living heirs Antonio Peebles, Damon Peebles and Chikena Crittendon. Affidavits of Heirship of record at Instrument Nos. 20171219-0129351 and 20171219-0129352 name heirs Chikena Lavette Crittendon and Damon Lamar Peebles.

Being also known as 2437 Monticello Drive Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2437 Monticello Drive, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of March, 2018.

Damon Lamar Peebles

Chikena Lavette Crittendon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Damon Lamar Peebles and Chikena Peebles Crittendon

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2018.

Notary Public

My Commission Expires: 5/8/2018

(Notary Seal)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

