Bill Garrett Davidson County
Batch# 87436 DEEDWARR
05/02/2018 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20180502-0041635

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2019
(AFFIX SEAL)

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Misenga Kabongo and Nzuzi Vantoto	SAME AS NEW OWNER	102-13-B-22.00CO
(NAME)	(NAME)	
1143 Lilly Valley Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Joe Peach and Sandra Peach, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Misenga Kabongo and Nzuzi Vantoto,** 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 Unit No. 22 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731 , and a shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe Peach and Sandra Peach, husband and wife, by deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated October 10, 2017, of record in Instrument No. 20171012-0104613, said Register's Office.

Being the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, (Grantor Beazer Homes, LLC, a Delaware Limited Liability Company is the successor in interest to Beazer Homes Corp), by deed from Mid-South District Church of the Nazarene, Inc. n/k/a Advisory Board Midsouth District Church of the Nazarene, Inc., ($950,000.00) dated May 5, 2016, of record in Instrument No. 20160506-0044907, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1143 Lilly Valley Way, Nashville, TN 37209
(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/our hands this 27th day of April, 2018.

Joe Peach

Sandra Peach

State of Tennessee
County of Davidson

On this 27th day of April, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Joe Peach and Sandra Peach, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 27th day of April, 2018.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Van

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

