Bill Garrett Davidson County
Batch# 95063 DEEDWARR
05/21/2018 03:57:55 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180521-0048664

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0289HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2018

Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Curtis T. Stewart 150 Grassland Drive Gallatin, TN 37066	NEW OWNER	026-00-0-030.00

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,

Harold Clay Peeples and Gary Wayne Peeples and Frances Elaine Peeples Green, heirs/devisees of Eugenia H. Peeples

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

Curtis T. Stewart, married

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 Numbers 1, 2, 3, 4, 5, 6, 7 and 8 on the plan of "Peeples Estate Subdivision", as shown on plat of record in Instrument Number 20180508-0044075, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING PART OF the same property conveyed to Clay Morris Peeples and wife, Eugenia H. Peeples by Warranty Deed from Kate Gammel, unmarried, and Zeke C. Gammel and wife, Marion T. Gammel, dated 7/13/57 and recorded 7/18/57 in Book 2690, Page 141, Register's Office for Davidson County, Tennessee.

The said Clay Morris Peeples died on 7/22/06, and the said Eugenia H. Peeples (aka Frances Eugenia Hughes Peeples) died testate in Sumner County, Tennessee on 10/1/09. Pursuant to Small Estate Affidavit filed on 10/22/09 in Docket No. 2009P-340 in the Chancery (Probate) Court for Sumner County, Tennessee, the heirs/devisees of the estate are reported to be her three children, Harold Clay Peeples, Gary Wayne Peeples and Frances Elaine Peeples Green.

Frances Elaine Peeples Green is also known as Elaine Peeples Green.

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: 251, 247, 243, 239, 235, 231, 223 & 217 Liberty Ln, Madison, TN 37072.

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 11th day of May, 2018.

Harold Clay Peeples

Gary Wayne Peeples

Elaine Peeples Green by Harold Peeples, Attorney in Fact

Elaine Peeples Green by Harold Peeples,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harold Clay Peeples and Gary Wayne Peeples,** 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 Hendersonville, Tennessee this 11th day of May, 2018.

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harold Peeples,** 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, and who further acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Elaine Peeples Green** and that he is authorized by **Elaine Peeples Green** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of May, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

