WARRANTY DEED

Bill Garrett
Batch# 107809
06/25/2018 10:45:20 AM
Fees: $13.00 Taxes: $1,600.25

Davidson County
DEEDWARR
2 pgs

20180625-0060921

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Peffer and Lori Jo Peffer	First Community Mortgage, Inc.	
(NAME)	(NAME)	
7430 Lakeview Drive	275 Robert Rose Drive	088-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DAVID LARRY WALKER, JR., AND CAROLYN K. WALKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN PEFFER AND LORI JO PEFFER,** 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:

Being a tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Jack R. Underwood, dated July 12, 1974, as follows:

Beginning at a point in the Northwesterly margin of Lakeview Drive being the common corner of the Shelton Property and the herein described tract; thence leaving said Drive, N. 40° 40' 07" West 581.42 feet crossing a fence line to an iron pin, thence N. 51° 38' 28" East 199.89 feet to an iron pin; thence S. 45° 34' 26" East 585.58 feet crossing said fence line to a point in the Northwesterly margin of Lakeview Drive, said point being N. 53° 46' West 6.6 feet from an iron pin; thence with said drive S. 51° 38' 28" West 250.00 feet to the point of beginning.

Being the same property conveyed to David Larry Walker, Jr. and Carolyn K. Walker by Installment Deed from Duane H. Rofe and wife, Ingres C. Rofe, recorded on the 18th day of January, 1984 in Deed Book 6216, Page 650, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 7430 Lakeview Drive, 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 hand this 22 day of June, 2018

DAVID LARRY WALKER, JR.,

CAROLYN K. WALKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Larry Walker, Jr., and Carolyn K. Walker, the bargainors, 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 and official seal at Nashville, Tennessee this 22 day of June, 2018.

Commission expires:



Notary Public