# WARRANTY DEED

Bill Garrett Davidson County
Batch# 112784 DEEDWARR
07/05/2018 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180705-0065126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. W. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 01-26-2019

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Joe Peach, Jr. and Sandra Peach | Joe Peach,Jr. and Sandra Peach | 105 16 0 006.00 |
| (NAME) | (NAME) | |
| 516 Southern Turf Dr. | 516 Southern Turf Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joe A. Peach and Rebecca Peach, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joe Peach, Jr. and Sandra Peach, husband and wife**, 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. 25, Section two, Russwurn Heights, as of record in Book 2083, page 101, Register's Office for Davidson County.

SAID Lot No. 25 is more particularly described as follows: Beginning at a point in the Northerly margin of Southern Turf Drive, the same being the common corner of Lots 25 and 26, thence Westwardly with Northern margin of Southern Turf Drive 22.99 feet to a monument; thence continuing westwardly with the Northerly margin of Southern Turf Drive 71.23 feet to a monument; thence around an arc to the right 31.42 feet to a monument in the easterly margin of Waycross Drive; thence Northwardly with the easterly margin of Waycross Drive 64.51 feet to a monument; thence continuing with the easterly margin of Waycross Drive. 50.69 feet to a point, said point being a common corner of Lots 24 and 25; thence eastwardly with the dividing line between lots 24 and 25; 114.8 feet to a monument; thence Southwardly with the dividing line between Lots 25 and 26, 109.3 feet to the point of beginning.

Being the same property conveyed to Joe A. Peach and wife, Linda A. Peach by Warranty Deed from Orren E. Pulley and wife, Sadie B. Pulley dated August 18, 1969 and recorded August 20, 1969 in Book 4358, Page 896, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Joe A. Peach by Quitclaim Deed from Linda A. Peach dated March 22, 1999 and recorded March 22, 1999, in Book 11393, Page 109, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 516 Southern Turf Dr., Nashville, TN 37211

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, has 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 our hands this 2nd day of July, 2018

Joe A Peach
Joe A. Peach

Rebecca Peach
Rebecca Peach

STATE OF TENNESSEE

COUNTY OF DAVIDSON

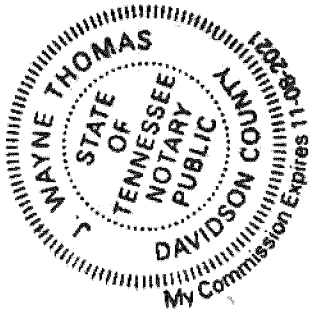
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joe A. Peach and Rebecca Peach, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2018.

Notary Public

My Commission Expires: November 8, 2021

(SEAL)




File Number: MAI-184760FC

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

