Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WR-18-106

WARRANTY DEED

Bill Garrett Davidson County
Batch# 114848 **DEEDWARR**
07/11/2018 02:26:44 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20180711-0067090

MST 2018-0859

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eden Afriat and Alexandra Lasbury	new owner	172-12-0A-096.00-CO
(NAME)	(NAME)	
108 Peak Hill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Jeannie M. Teeter, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eden Afriat, an unmarried man, and Alexandra Lasbury, an unmarried woman, as joint tenants with rights of survivorship,** 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. 139 on the Plan of Section Five, Bradford Hills, R-15 Residential P.U.D of record in Plat Book 7900, Page (s) 287 and 288, 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 Jeannie M. Teeter by Warranty deed from David Jamieson and wife, Karen F. Jamieson of record in Instrument No. 20051109-0135626 Register's Office for Davidson County, Tennessee, dated November 04, 2005 and recorded on November 09, 2005.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 287 and 288, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Boundary Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 691 and Book 8522, Page 853, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson

County, Tennessee. Conveyance of common area of record in Book 8154, Page 304 and Book 9779, page 672, in the Register's Office for Davidson County, Tennessee. Deeds of Conveyance of record in Book 8377, Page 769, Book 8377, Page 808, Book 8614, Page870, and Book 8614, Page 954, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee. Agreement with Southern Bell of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.

This property, known as 108 Peak Hill Circle, Nashville, TN 37211
(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 hand(s) this 10th DAY OF July, 2018.

Jeannie M Teeter by Yvette Meldrum her attorney in fact

Jeannie M. Teeter by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Jeannie M. Teeter, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jeannie M. Teeter, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

*20180711-0067089

Witness my hand and official seal, this the 10th day of July, 2018.

Rachel Figuera
Notary Public

My Commission Expires: 9/29/18

(SEAL)

RACHEL W. FIGUERA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY