Bill Garrett Davidson County
Batch# 118645 DEEDWARR
07/19/2018 03:29:41 PM 2 pgs
Fees: $13.00 Taxes: $429.20
20180719-0070637

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $116,000.00 Affiant Subscribed and sworn to before me, this the 11th day of July, 2018. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Russell W Lewis, IV		
2021 Earlington Dr.	New Owner	165-13-0-002.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLIFFORD PEACH, DAVID PEACH, AND MARTIN PEACH, HERIS AT LAW OF THE ESTATE OF MARTHA LOUVENIA SCHMIDT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL W LEWIS, IV, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of Section One, Revised, Peppertree Forest of record in Plat Book 6900, Page 973-975, 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 James Edwin Schmidt and wife, Martha L. Schmidt by Warranty deed from Rodney T. Richards and wife, Kathy A. Richards of record in Book 9905, page 300, Register's Office for Davidson County, Tennessee, dated December 29, 1995 and recorded on January 2, 1996. James Edwin Schmidt having since died predeceasing his wife, Martha L. Schmidt. Martha L. Schmidt having since died on December 1, 2017.

Being the same property conveyed to Clifford Peach, David Peach, and Martin Peach by Quitclaim deed from Early Pevlor, and unmarried man, Mary Ann Stewart, an unmarried woman, and Brittany Ann Stewart, unmarried, of record in Instrument No. 20180719-0070636 _____, Register's Office for Davidson County, Tennessee, dated July 5, 2018 and recorded on July ____, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4712 Greystone Street, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2018.

Estate of Martha Louvenia Schmidt

Clifford Peach, Heir at Law

David Peach, Heir at Law

Marin Peach, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clifford Peach, David Peach, and Martin Peach, Heirs at Law of the Estate of Martha Louvenia Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2018.

Notary Public

My Commission Expires: 5-3-21

