(1)

Bill Garrett Davidson County
Batch# 129172 DEEDWARR
08/15/2018 11:14:02 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180815-0080724

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tad E. Peckskamp 4415 Milesdale Court Nashville, TN 37204	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	131-12-089.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Wayne R. White, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tad E. Peckskamp, and Holly Ann Peckskamp, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 9 on the Plan of Lealand Heights, as of record in Book 2330, Page 71, Register's Office of Davidson County, Tennessee.

Said Lot No. 9 fronts 97.49 feet on the north side of Milesdale Court and runs back 149.25 feet on the east line and 191.7 feet on the west line to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to Wayne R. White by Warranty Deed dated 11/15/1994 from Karen Lynn Storey and Charles L. Brooks, Sr. and Cornelia J. Ivy of record in Book 9528, Page 386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4415 Milesdale Court, Nashville, TN 37204

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 the 13th day of August, 2018.

Wayne R. White

Wayne R. White

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wayne R. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainor, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2018.

Notary Public

My Commission Expires: 3/8/21

(SEAL) 3/8/21

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY