Karen Y Johnson Davidson County
Batch# 151795 DEEDWARR
10/16/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $628.63
20181016-0102541

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

James Waller
Affiant

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Subscribed and sworn to before me, this 16 **day of** October, **2018.**

Cheri D. Bayer
Notary Public
My commission expires: 12/20/2020

06-1809-77028

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
James Waller 803A Riverside Dr. Old Hickory TN 37138	James Waller 908 DeBow St. Old Hickory, TN 37138	044-15-0-438.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael Wayne Peek, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Waller and Tina Waller, husband and wife,** hereinafter called the Grantees, their successors 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. 189B, on the Plan of First Revision of the Resubdivision of Lot 189A, Section A, of the Village of Old Hickory, of record in Instrument No. 20061116-0142353, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Michael W. Peek and wife, Tara E. Peek by Warranty Deed from Randy L. Moser and wife, Lisa D. Moser, dated April 1, 2002, recorded April 2, 2002, of record in Instrument No. 20020402-0040091, Register's Office for Davidson County, Tennessee. The said grantees having since divorced on November 15, 2011 in the Circuit Court of Davidson County, Tennessee.

Further being the same property conveyed to Michael Wayne Peek by Quitclaim Deed from Tara E. Peek, dated July 26, 2012, recorded July 27, 2012, of record in Instrument No. 20120727-0066571, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 803A Riverside Dr., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of OCTOBER, 2018.

Michael Wayne Peek

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Wayne Peek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 16 day of October, 2018.

Notary Public

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

TRUE COPY CERTIFICATION

I, Jason Nguyen, 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.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

