Karen Y Johnson Davidson County
Batch# 177274 DEEDWARR
12/21/2018 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,939.50
20181221-0124601

34440

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817284** STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,335,000.00 Affiant Subscribed and sworn to before me, this 3rd day of December, 2018. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Peek II, LLC 1328 Forrest Park Nashville TN 37205	Send Tax Bills To: Peek II, LLC 3030 Paris Pike Lexington, KY 40511	Tax Information: Tax Parcel ID No. 130-13-0A-25.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert H. F. Armistead, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peek II, LLC, a Georgia limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 26, on the Plan of Belle Park at Cheekwood (formerly known as Jardin DeBelle Subdivision), a Planned Unit Development, of record in Instrument No. 20050822-0099470, Name changed by Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This is improved property, known as 1328 Forrest Park Drive, Nashville, TN 37205

Being the same property conveyed to Robert H. F. Armistead, unmarried by Warranty Deed from TMS Management, Inc., a Tennessee corporation, recorded on the 7th day of November, 2014 in Instrument No. 20141107-0102830, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20050822-0099470.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050819-0099255, amended at Instrument Nos. 20070824-0101907, 20071023-0125455 and 20120816-0073663.

Charter of Homeowners Association recorded at Instrument No. 20050714-0081980.

Easement for Sign Easement, recorded in Instrument No. 20070202-0014295.

Easement for Stormwater Detention, recorded in Instrument No. 20040927-0116111.

Conveyance for open space and common areas recorded at Instrument No. 20070829-0103599.

This is improved property located at 1328 Forrest Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2018.

Robert H. F. Armistead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert H. F. Armistead, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

