This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $148,000.00.

Affiant

Subscribed and sworn before me this the 1st day of March, 2019.

Notary Public
My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Karen Johnson Davidson County
Batch# 202849 DEEDWARR
03/06/2019 03:30:30 PM 2 pgs
Fees: $13.00 Taxes: $547.60
20190306-0020707

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Peach 19192 SW MAGNOLIA LN BEAVERTON, OR 97078	Finance of America Mortgage, LLC 300 Welsh Rd., Building 5 Horsham, PA 19044	059-12-0 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES G. CARTER, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZACHARY PEACH, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County. Tennessee, being Lot No. 47 on the plan of Section Two, Highland Trace Subdivision, of record in Book 5200, Page 616, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles G. Carter by Quitclaim Deed from Jeffrey E. Newlin, dated 11/20/2018, of record in Instrument No. 20181203-0117653, said Register's Office.

Also being the same property conveyed to Charles G. Carter by Quitclaim Deed from Beverly Carter, dated 08/13/2009, of record in Instrument No. 20090821-0079045, said Register's Office.

Also being the same property conveyed to Charles G. Carter, a married man, and Jeffrey E. Newlin, a married man, by Warranty Deed from Noble Properties, Inc., dated October 25, 2007, of record in Instrument No. 20071029-0127312 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2548 Highland Trace Drive, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of FEBRUARY, 2019.

Charles G. Carter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles G. Carter, 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 and official seal this 28th day of FEBRUARY, 2019.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY