STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4735

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 213797 DEEDWARR
04/04/2019 09:23:39 AM 2 pgs
Fees: $13.00 Taxes: $569.80
20190404-0030675

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MTK FLP (NAME)	New Owner (NAME)	113-00-0-095
9209 Camelback Dr (STREET ADDRESS)	(STREET ADDRESS)	
Austin, TX 78733 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael D. Peacock, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MTK FLP, a Partnership and**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on South side of Charlotte Road, being a portion of Tract #2 of the Authur Lee Williams land of record in Book 1726, Page 561, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center line of Charlotte Road, N. 84 deg. E. 761 feet from A. L. Williams; N.W. corner; thence S. 17 deg. 45' E 69 feet to an iron stake in margin of westerly driveway; thence S. 84 deg. 30' E. 93.5 feet to a Tan Oak tree on margin of driveway; thence S. 46 deg. E. 76 feet to a Locust tree on margin of driveway; thence S 54 deg. E. 96 feet passing a stake in margin of driveway to a stake in the center line of the easterly driveway; thence with the center line of the easterly driveway N. 9 deg. 30' W. 272 feet to a point in the centerline of Charlotte Road; thence S. 65 deg. W. 240 feet to the point of beginning, containing .77 acres, more or less.

Being the same property conveyed to Michael D. Peacock, unmarried by Warranty Deed dated February 26, 1999 from Lawrence E. Luna and wife, Wanda D. Luna, recorded March 11, 1999, in Book 111380, Page 116, in the Register's Office of Davidson County, Tennessee.

Michael D. Peacock is now married. Jeannie Peacock joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8097 Old Charlotte Pike, Nashville, TN 37209.

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. Whenever 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 29th day of March, 2019.

X _____
Michael D. Peacock

X _____
Jeannie Peacock

STATE OF Florida
COUNTY OF Escambia

On this 29th day of March, 2019, before me personally appeared Michael D. Peacock and Jeannie Peacock, husband and wife, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of March, 2019.

_____
Notary Signature
My commission expires: 5-13-19

NOTARY PUBLIC STATE OF FLORIDA
OCTAVIA S. GRAY
MY COMMISSION # FF 230533
EXPIRES: May 13, 2019
Bonded Thru Budget Notary Services

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066