WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 228804 DEEDWARR
05/13/2019 09:02:22 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20190513-0044420

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alison A. Shott	SAME	12-128
(NAME)	(NAME)	
7981 Old Springfield Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191315

For and 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 hereby acknowledged, I/we, Jon C. Peeler and Vickie Y. Peeler , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Alison A. Shott, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 1 on the Plan of Bakers Fork Estates, of record in Plat Book 6900, page 761, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument in the westerly right-of-way margin of Old Dickerson Pike and located approximately 696 feet more or less south of Bakers Station Road as measured along said westerly margin; thence with said westerly margin South 34 degrees 11 minutes 58 seconds East, 130.00 feet to an existing iron pin; thence leaving said westerly margin South 66 degrees 55 minutes 27 seconds West, 638.39 feet to an existing iron pin; thence, North 05 degrees 51 minutes 38 seconds West, 200.00 feet to an existing concrete monument; thence, North 75 degrees 29 minutes 29 seconds East, 554.38 feet to the point of beginning, containing 2.32 acres, more or less.

BEING the same property conveyed to Jon C. Peeler and Vickie Y. Peeler by Warranty Deed from Scott E. Tobitt and A. Michele Tobitt dated March 2, 2004 and filed of record in Instrument No. 20040305-0025327, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6882, page 161, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7981 Old Springfield Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of May, 2019

Jon C. Peeler

Vickie Y. Peeler

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jon C. Peeler and Vickie Y. Peeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of May, 2019.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075