Name and Address of New Owner:
Michael W Peek
P O Box 148393
Nashville TN 37214

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19050609

Map and Parcel: 053 07 0 058.00

Karen Johnson Davidson County
Batch# 241997 DEEDWARR
06/11/2019 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $333.74
20190611-0056136

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay Frank Moore**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Michael W Peek**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot Nos. 32 and 33 on the plan of Village of Old Hickory Subdivision, of record in plat book 1424, page 131, in the Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the West margin of Riverside Road at the common front corner between Lot Nos. 32 and 33 of the above Subdivision; thence Southerly with the West margin of said Road as relocated South 28° 12' West 69.48 feet to the beginning of a curve to the right at the intersection of 20th Street, as now relocated; thence along said curve, having a radius of 25 feet, a distance of 41.7 feet to the end of said curve; thence Westwardly along the North margin of 20th Street as relocated, North 56° 13' West 2.04 feet to a point and continuing Westwardly with the margin of 20th Street following the arc of curve with a radius of 531.39 feet, a distance of 131.54 feet to a point on the common rear line of Lot Nos. 33 and 62 of the above Subdivision; thence Northerly along said common rear line of Lots 33, 61 and 62, a distance of 70.2 feet to a point on the rear line of Lot No. 61; thence Southeastwardly along the dividing line between Parcel No. 57 and 58 on Metro Tax Map No. 53-7, a distance of 196.02 feet to the point of beginning and containing 16,600 square feet, more or less.

Being the same property conveyed to J. Frank Moore and wife, Mary T. Moore by Warranty Deed filed for record on January 5, 1977 in Book 5103, page 13, of the Register's Office of Davidson County, Tennessee. The said J. Frank Moore died on November 2, 2001, leaving Mary T. Moore as the surviving tenant by the entirety. The said Mary T. Moore died intestate on February 25, 2017, leaving Jay Frank Moore as her surviving heir-at-law as evidenced by Affidavit of Heirship of record in Instrument Number 20190611005600 8 **, said Register's Office.**

This conveyance is subject to the following: All matters including but not limited to restrictions of record in Book 1915, page 436, said Register's Office; All matters as set forth per Book 1424, page 131, said Register's Office; HOA Charter of record in Book 8290, page 865, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 1808 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Subject Property is not the primary residence of Grantor.

WITNESS my hand this 4th day of June, 2019.

Jay Frank Moore

State of Tennessee

County of Rutherford

Personally appeared before me, Jay Frank Moore with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of June, 2019.

Notary Public
My Commission Expires: 4-19-23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,200.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY