Karen Johnson Davidson County
Batch# 245648 DEEDWARR
06/19/2019 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20190619-0059040



State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$259,900.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2019.

Notary Public

My commission expires: 9-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brayden C. Terry	Iberia Bank	**104-02-1D-311.00 CO**
3122 Long Blvd, Apt 311	12719 Cantrell Rd ste 100	
Nashville, TN 37203	Little Rock AR 72223	

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 HEREBY ACKNOWLEDGED, WE,

Jimmy Osborne Peace and Shawna Gaw Peace, Husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brayden C. Terry, an unmarried man and Gregory Bryan Terry and Cheryl Kaye Terry, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 311 as shown in Exhibit B-1 of the Fourth Amendment to the Master Deed and Bylaws for Villages at Long Boulevard I, a horizontal property regime, together with an undivided interest in any appurtenant common elements, as of record in Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, which amends the Master Deed and Bylaws for Villages at Long Boulevard I, of record in Instrument No. 20060627-0076772, said Register's Office; as amended by the First Amendment to the Master Deed and Bylaws of record in Instrument No. 20061102-0136062, said Register's Office; as further amended by the Second Amendment to the Master Deed and Bylaws of record in Instrument No. 20070621-0074138, said Register's Office; as further amended by the Third Amendment to the Master Deed and Bylaws of record in Instrument No. 20070725-0088208; as further amended by Fifth Amendment to the Master Deed and Bylaws of record in Instrument No. 20081031-0108684, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JIMMY OSBORNE PEACE AND SHAWNA GAW PEACE, HUSBAND AND WIFE, by deed from BRADLEY L. MATES AND JANA MATES, HUSBAND AND WIFE, of record in Instrument No. 20180301-0019281, dated February 28, 2018, said Register's Office.

THIS conveyance is made subject to the following: Taxes for the current year and subsequent years, not yet due and payable; Matters shown on the Plan of record in Plat Book 421, page 82; any and all zoning regulations, restrictions, setback lines, easements and encumbrances of record, if any, as may affect the premises; Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed and Bylaws for Villages at Long Boulevard I, a Horizontal Property Regime, of record in Instrument No. 20060627-0076772, amended in Instrument No. 20061102-0136062, Instrument No. 20070621-0074138, Instrument No.

20070725-0088208, made applicable by amendment recorded in Instrument No. 20071030-0128067, further amended in Instrument No. 20081031-0108684, said Register's Office.

This is improved (__X__) Unimproved (____) property known as **3122 Long Blvd, Apt 311, Nashville, TN 37203**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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/our hand(s) this 17th day of June, 2019.

Jimmy Osborne Peace

Shawna Gaw Peace

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jimmy Osborne Peace and Shawna Gaw Peace**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **June, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)