Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 342862 DEEDWARR
01/14/2020 10:20:42 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20200114-0004903

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 10 day of Jan 2019.

Notary Public
My commission expires: 1.24.21

Address of New Owner:	Send Tax Bills to:	Tax Information
Jay Patrick McPeak & Melissa McPeak	FirstBank	172-08-0A-118.00
205 Collinwood Corner Antioch, TN 37013	318 Seaboard Lane, Suite 205 Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy R. Anderson, a married person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jay Patrick McPeak and Melissa McPeak, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Section Two-A Hunters Branch, Planned Unit Development, of record in Plat Book 6250, page 819, and as amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeremy R. Anderson, unmarried, by Warranty Deed from Elizabeth A. Eakin, unmarried, dated July 8, 2008 of record as Instrument No. 20080709-0070427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Suzanne Anderson joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 205 Collinwood Corner, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 10th day of January, 2020.

Jeremy R. Anderson

Suzanne Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy R. Anderson and Suzanne Anderson,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of January, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019126469

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020