Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1136

Karen Johnson Davidson County
Batch# 385815 DEEDWARR
04/15/2020 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $621.97
20200415-0039234

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melba K. Long, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Peasley and Kristin Peasley, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 33 on the plan of Magnolia Square Condominiums according to Master Deed of record in Book 6685, Page 253, Register's Office Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums, appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 255,in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Melba K. Long, unmarried by Warranty deed from William J. Griffith, Elizabeth M. Sharbel and John J. Griffith of record in Instrument No. 20020528-0064062 Register's Office for Davidson County, Tennessee, dated May 24, 2002 and recorded on May 28, 2002.

Melba K. Long appointed Sheila Yarbrough (incorrectly shown as Shelia Yarbrough), as attorney-in-fact by Limited Power of Attorney dated March 11, 2020 and recorded as Inst. No. 20200319-0030412, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 2258 Lebanon Pike #33, Nashville, TN 37214.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Michael Peasley<br>2708 Hatteras Court<br>Murfreesboro, TN 37129 | NEW OWNER | 095-03-0A-033.00-CO |

WITNESS THE EXECUTION HEREOF this 9th day of April, 2020.

Melba K. Long, by Sheila Yarbrough, Attorney-in-fact
Melba K. Long by Sheila Yarbrough
Her Attorney in Fact

State of Tennessee )
County of Davidson )

On this the 9th day of April, 2020, before me personally appeared Sheila Yarbrough, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melba K. Long, acknowledged that such person executed the same as the free act and deed of Melba K. Long.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 168,100.00.**

Affiant

Sworn and subscribed before me on this the 9 day of April, 2020.

Notary Public

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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