(1)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00.

Catherine Clearwater

Affiant

Subscribed and sworn to me on 05/29/20.

Margaretta R Kay

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 408622 DEEDWARR
06/01/2020 02:26:25 PM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20200601-0056166

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stefanie Wieckert Adam Wieckert 5725 California Ave. Nashville, TN 37209	Shelter Lending Service P.O. Box 740039 Cincinnati, OH 45274-0039	091-06-0M-045.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chelsea Peck and Leon Peck, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Stefanie Wieckert and Adam Wieckert, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 45 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, 20151218-0127350 and Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
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> Being the same property conveyed to Chelsea Peck and Leon Peck, wife and husband by Special Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170130-0009577, Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded January 30, 2017.
>
> This is improved property known as 5725 California Ave., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/29/2020.

Chelsea Peck

Chelsea Peck

Leon Peck

Leon Peck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/29/20, before me personally appeared Chelsea Peck and Leon Peck, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/29/2020.

NOTARY PUBLIC

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 02/08/2021