WARRANTY DEED

Karen Johnson Davidson County
Batch# 449593 **DEEDWARR**
08/04/2020 01:45:50 PM 2 pgs
Fees: $13.00 Taxes: $1,335.70

20200804-0086244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0557

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephanie D. Peralez and Kevin M. Peralez, Wife and Husband	Community Mortgage, LLC	Map: 09809-0A060.00CO
(NAME) 5225 Starwind Pointe	(NAME) 19045 E. Valley View Pky, Suite F	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-ONE THOUSAND AND NO/100 DOLLARS ($361,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAWRENCE RUCKER AND WIFE, CANDY J. RUCKER,

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

STEPHANIE D. PERALEZ AND KEVIN M. PERALEZ, WIFE AND HUSBAND,

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:

Being Lot No. 153 on the plan of The Resubdivision of Lots 153 & 154 of Lakeshore, Phase 3-B, of record in Plat Book 8250, Page 374, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence Rucker and wife, Candy J. Rucker, by deed from Frank Batson Homes, Inc., of record in Book 9663, Page 90 and re-recorded in Book 9697, Page 960, dated May 1, 1995, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 374, said Register's Office; (3) TVA Line Easement of record in Book 1298, Page 134, in the Register's Office for Davidson County, Tennessee; (4) Easement to BellSouth of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Book 7892, Page 464 and Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee; (6) Deed of common areas to Homeowners Association of record in Book 10447, Page 932, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, amended in Book 7986, Page 903, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5225 Starwind Pointe, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:

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 we do covenant with the said GRANTEES that we 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 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 our hands this 30th day of July, 2020.

Lawrence Rucker

Candy J. Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence Rucker and Candy J. Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of July, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY