Karen Johnson Davidson County
Batch# 497644 DEEDWARR
10/16/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20201016-0120922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 16TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robyn A Peeples, married	ROBYN PEEPLES (NAME)	
6680 Charlotte Pike (ADDRESS)	2701 BELLAR RD (ADDRESS)	102-07-0A-017.00-CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	GREENBRIER, TN 37073 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nicole Lee Mayfield, a married woman and her husband, John Mayfield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robyn A Peeples, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Apartment Unit No. B-4 of The Avenue Nashville West, Inc. formerly known as West Meade Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated and as established as a Master Deed of record in Book 5923, Page 704, as amended in Book 6277 , Page 653 and Book 7333, page 415 and Book' 333, Page 418 and Instrument No. 20120724-0065040, as corrected at Instrument No. 20120817-0074026, and Appointment of Successor Trustee recorded at Instrument No. 20160602-0055543, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the Plat of West Mcade Condominium, of record in Plat Book 5200, Page 430, said Register's office, for a more complete identification and description of said Unit.

Being the same property conveyed to Anna Marie Cheek, unmarried by Warranty deed from Jacqueline Peek, unmarried of record in Instrument No. 20180702-0063949 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole Lee Mayfield, a married woman by Executor's Quitclaim deed from Estate of Anna Marie Check of record in Instrument No. 20200130-0011132 Register's Office for Davidson County, Tennessee, dated January 02, 2020.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6680 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 16th day of October, 2020.

WARRANTY DEED
(Continued)

Nicole Lee Mayfield

John Mayfield

STATE OF Tennessee
COUNTY OF Davidson

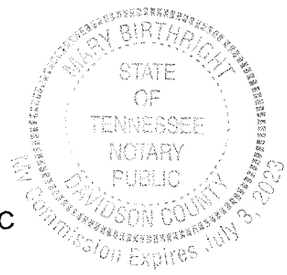
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Lee Mayfield, a married woman and her husband, John Mayfield, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2020.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 7/9/2022.