THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930306** Karen Johnson Davidson County Batch# 507521 **DEEDWARR** 11/02/2020 03:17:50 PM 2 pgs Fees: $13.00 Taxes: $1,924.00 20201102-0128032	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires: 11/8/21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

WARRANTY DEED

Address New Owner: Savannah Yarborough and John Allen Yarborough 3333 Love Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 06 0 135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felicity C. Peck, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Savannah Yarborough and John Allen Yarborough, both unmarried person, as Tenants in Common with the Right of Survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 106 on the Plan of Bransford Realty Co's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for said County.

Said lot fronts 60 feet on the Southeasterly side of Love Circle and runs back 140 feet on the Westerly line and 140.8 feet on the Easterly line, to an alley, on which it measures 60 feet.

Being the same property conveyed to Herbert J. Peck, Jr. and wife, Felicity C. Peck, by Warranty Deed from Dr. Peter L. DeRuiter and Wife, Dorothy Ann DeRuiter, of record in Book 4089, Page 675, in the Register's Office of Davidson County, Tennessee, dated December 07, 1966 and recorded on December 29, 1966. The said Herbert J. Peck, Jr. is now being deceased on February 4, 2004 in Davidson County, Tennessee.

Herbert J. Peck, Jr. having since died on February 4, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's West End Heights Subdivision, as recorded in Plat Book 332, Page(s) 124 and 125.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # RVRE8-20-5333

This is improved property located at 3333 Love Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2020.

Felicity C. Peck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Felicity C. Peck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires: _____