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Return To:
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237 2nd Avenue South
Franklin, TN 37064

Prepared by:
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Attorney at Law
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Karen Johnson Davidson County
Batch# 554948 DEEDWARR
01/15/2021 10:26:52 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20210115-0007062

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $599,000.00

Affiant

Subscribed and sworn to before me this 13th day of January, 2021.

Notary Public
My commission expires: 12/16/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Douglas Leo Peralta and Valree Ann Peralta 732 North Wickshire Way Brentwood, TN 37027	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI 48226	172-09-0A-107.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael A. Dietrich and wife, Paige Dietrich,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Douglas Leo Peralta and Valree Ann Peralta, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 107 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700 Pages 665 and 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael A. Dietrich and wife, Paige Dietrich by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Instrument No. 20010315-0024700, and dated March 2, 2001.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Banbury Crossing of record in Book 9700 Pages 665 and 666 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 10369 Page 48 and Book 10962 Page 516 and amended in Book 11218 Page 180, Instrument No. 20010523-0053234, 20030728-0105031, and 20051020-0126681 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

4. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 732 North Wickshire Way, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of January, 2021.

Michael A. Dietrich

Paige Dietrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of January, 2021, before me personally appeared Michael A. Dietrich and Paige Dietrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of January, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY