WARRANTY DEED

Karen Johnson Davidson County
Batch# 594376 DEEDWARR
03/18/2021 08:11:55 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210318-0035716

JM-SB-BMR-21-632

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-18-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lon Lafayette Mecham and Victoria Worthen Mecham	**Evansville Teachers Federal Credit Union**	
(NAME) **632 Durrett Dr**	(NAME) **PO BOX 5129**	**147-10-0-144.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Evansville, IN 47116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. PEACH AND WIFE, PATRICIA A. PEACH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LON LAFAYETTE MECHAM AND VICTORIA WORTHEN MECHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 8 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the easterly margin of Durrett Drive at the corner of Lots Nos. 8 and 10; thence with the line between said lots northeasterly 199 feet to a point; thence northeasterly 245.8 feet to the southerly margin of Bonerwood Drive; thence with the margin of the same, southeasterly 156 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the easterly margin of Durrett Drive; thence with the margin of the same, southeasterly 220.0 feet to the point of beginning.

Being the same property conveyed to William E. Peach and wife, Patricia A. Peach by Warranty deed from William B. Gambill and wife, Shirley J. Gambill of record in Book 7740, page 214, Register's Office for Davidson County, Tennessee, dated December 30, 1988 and recorded on December 30, 1988.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 2331, Page(s) 82, 83 and 84, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **632 Durrett Dr, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF MARCH, 2021.

William E. Peach

William E. Peach

Patricia Ann Peach

Patricia A. Peach

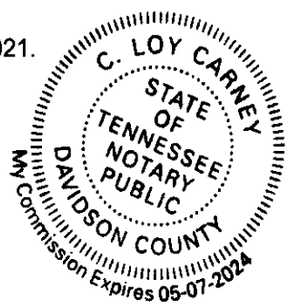
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. PEACH, the within named bargainor, 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 12th of March, 2021.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)



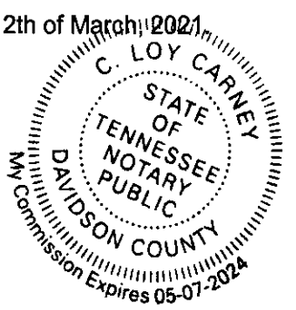
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA A. PEACH, the within named bargainor, 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 12th of March, 2021.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212