Karen Johnson Davidson County
Batch# 791164 DEEDWARR
01/14/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20220114-0006055

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **245,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 1/6/25 (AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lilac Inc.,	owner	MAP 117-03-0C-1
106 hillsboro pl	106 hillsboro PL	PARCEL 06.00-CO
nashville tn 37215	nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John Mitchell Peck, a single person**

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

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 106 on the Plan of Hillsboro Place Condominiums, a Condominium Apartment, as of record in Book 5200, Page 725, as amended in Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth Ashley Dozier and John Mitchell Peck, husband and wife, as tenants by the entirety by Quitclaim deed from Elizabeth Ashley Dozier f/k/a Ashley Elizabeth Dozier of record in Instrument No. 20120830-0078607 Register's Office for Davidson County, Tennessee, dated August 29, 2012 and recorded on August 30, 2012. The said Elizabeth Ashley Dozier has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **106 Hillsboro Place, Nashville, TN 37215.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 hand this the 15th day of November, 2021.

John Mitchell Peck by Melissa K Moss, Attorney-in-fact

John Mitchell Peck by Melissa K Moss, Attorney-in-Fact

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 **Melissa K. Moss** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged tha she executed the within instrument on behalf of **John Mitchell Peck**, as his Attorney in Fact, as the free act and deed of the within named **John Mitchell Peck**.

Witness my hand and official seal this the 15th day of November, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, John A. Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on NOV 15 2021 (date of document).

Affiant Signature

NOV 22 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of NOV, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary's Signature

MY COMMISSION EXPIRES: JAN 6 2025