39B

Karen Johnson Davidson County
Batch# 795660 DEEDWARR
01/26/2022 12:07:08 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20220126-0009450

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $660,000.00 Affiant Subscribed and sworn to before me, this the 14th day of January, 2022. Notary Public My commission expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Peate and Ashley Peate	FIRST BANK ~~New Owner(s)~~	091-06-0J-001.00-CO
5711 Morrow Road	722 COLUMBIA AVE	
Nashville, TN 37209	FRANKLIN TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON MICHAEL HAVILL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY PEATE AND ASHLEY PEATE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 A, as shown in the Declaration of Covenants, Conditions and Restrictions for 5711 Morrow Road Townhomes of record in Instrument Number 20141027-0098637, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Michael Havill, an unmarried man by Warranty deed from Rachael Clark, a married woman now known as Rachael Wade of record in Instrument No. 20181005-0098971 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 05, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5711 Morrow Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of January, 2022.

Aaron Michael Havill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Michael Havill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of January, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Courtney Havill, spouse of Aaron Michael Havill, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Courtney Havill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Courtney Havill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of January, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON