WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Blake Peattie	NEW OWNER	145-10-0-019.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 833008 DEEDWARR 04/01/2022 10:04:00 AM 2 pgs Fees: $13.00 Taxes: $684.50
1342 Otter Creek Rd		
(ADDRESS)	(ADDRESS)	20220401-0037852
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, we, Charles Cunningham Wardlaw and Louise Tryphena Wardlaw, Trustees of the Wardlaw Family Turst dated December 21, 2004 and reinstated October 22, 2018, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Blake Peattie and Crystal Peattie, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 the northerly part of Lot No. 60 on the Plan of Tyne Valley Estates, Section 7, as of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the common corner of Lots 57 and 59, in the westerly line of Lot 60 on said plan; thence with the line between Lots 57 and 60, northwesterly 386.7 feet to a point; thence easterly 184.40 feet to the northerly line of Lots 60 and 61; thence with the line between said lots, southerly 434.1 feet to a point; thence westerly 200 feet to the point of beginning.

Being a portion of the same property conveyed to Charles Cunningham Wardlaw and Louise Tryphena Wardlaw, Trustees of the Wardlaw Family Turst dated December 21, 2004 and reinstated October 22, 2018, by Warranty Deed from Mary C. Price, unmarried, dated March 12, 2021, of record in Instrument No. 20210329-0040915, Register's Office for Davidson County, Tennessee.

Conveyed herewith the Easement of record in Insturment Number 20200417-0040374, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as Lot 60 Otter Creek Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 3700, page 9 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of March, 2022.

Charles Cunningham Wardlaw,
Trustee of The Wardlaw Family Trust
dated December 21, 2004 and
reinstated October 22, 2018

Louise Tryphena Wardlaw,
Trustee of The Wardlaw Family Trust
dated December 21, 2004 and
reinstated October 22, 2018

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles Cunningham Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018 and Louise Tryphena Wardlaw, Trustee of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of March, 2022.

Notary Public
My Commission Expires:

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

File No.: 35962