WARRANTY DEED

Record & Return To:

Foundation Title and Escrow, Inc.
30 Burton Hills Blvd.
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100012853 DEEDWARR
Recvd: 03/04/10 09:17 2 pgs
Fees:13.00 Taxes:1017.50

20100304-0016485

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY of February, 2010

Notary Public

MY COMMISSION EXPIRES: 4.5.10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Roger Peek II	Pinnacle National Bank	155-95.00
(NAME)	(NAME)	
8307 Collins Road	211 Commerce Street Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Mary Lesa Cannon**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Roger Peek II**, 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 Lot 1 on the Plan of Lots 1 and 2, Collins Subdivision, of record in Book 6200, page 515, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being the same property conveyed to Mary Lesa Cannon, an unmarried person by Warranty Deed from Jean W. Conley, dated September 30, 2003 and recorded in Instrument No. 20031001-0144539, Register's Office for Davidson County, Tennessee. Mary Lesa Cannon having since married to **Thomas M. Baldridge.**

Thomas M. Baldridge, spouse of Mary Lesa Cannon, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8307 Collins Road, Nashville, TN 37221

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, has 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 **26th** day of **February, 2010**

Mary Lesa Cannon

Mary Lesa Cannon

Thomas M. Baldridge

Thomas M. Baldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Mary Lesa Cannon and Thomas m. Baldridge**, and the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **February, 2010**

Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Comm. Expires
September 15, 2010