WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of June, 2010 Notary Public MY COMMISSION EXPIRES: 7/13/12 (AFFIX SEAL)

Record & Return To:
Foundation Title
30 Burton Hills Blvd
Ste. 175
Nashville TN 37215

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

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
Ray Tucker and Susan R. Tucker	New Owner	132-15-66.00
(NAME)	(NAME)	
770 Peach Orchard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Peter A. Hayden and Karen W. Hayden**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ray Tucker and wife, Susan R. Tucker**, 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 No. 6 on the Plan of Peach Orchard Hill, as of record in Plat Book 6250, page 728, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Peter A. Hayden and wife, Karen W. Hayden by Warranty Deed from Alberto Luis Pena and wife, Marla Chura Pena, dated January 31, 2002 and recorded in Instrument No. 20020212-0018728, Register's Office for Davidson County, Tennessee.

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 770 Peach Orchard Drive, Nashville, TN 37204

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.

BILL GARRETT, Davidson County
Trans:T20100039821 DEEDWARR
Recvd: 06/30/10 09:12 2 pgs
Fees:13.00 Taxes:1480.00
20100630-0051032

Witness our hands this 23rd day of June, 2010

Peter A. Hayden

Karen W. Hayden

STATE OF Texas
COUNTY OF Smith

Personally appeared before me, the undersigned authority, **Peter A. Hayden and Karen W. Hayden**, 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 23rd day of June, 2010

Notary Public

My commission expires: 8/11/2010

SUMMER DAWN STEWART
Notary Public, State of Texas
My Commission Expires
August 11, 2010