WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2010.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Ann Peebles	Judith Ann Peebles	Map 131-3-N
(NAME)	(NAME)	
4120 Oriole Place	4120 Oriole Place	Parcel 2 CO
(ADDRESS)	(ADDRESS)	
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, **LILY TOMLIN A/K/A LILY M. TOMLIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUDITH ANN PEEBLES, UNMARRIED,** 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 Unit B on the Horizontal Property Regime of Oriel Place Condominiums of record in the Declaration of Master Deed of record in Instrument #20030716-0099416, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lillie Mae Tomlin and Lily M. Tomlin, as joint tenants with right of survivorship and not as tenants in common, by deed from James Edward Underwood of record in Instrument #20031010-0151011, re-recorded in Instrument #20041027-0129167, said Register's Office. Lillie Mae Tomlin died July 12, 2005, vesting title solely in Lily M. Tomlin. Lily M. Tomlin is the same person as Lily Tomlin.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 30, said Register's Office; (c) Declaration and Master Deed of record in Instrument #20030716-0099416, said Register's Office; and (d) easement of record in Book 3893, page 102, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4120 Oriole Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20100073452 DEEDWARR
Recvd: 11/19/10 10:08 2 pgs
Fees:13.00 Taxes:1091.50
20101119-0092633

Witness my hand this 17 day of November, 2010.

Lily Tomlin a/k/a Lily M. Tomlin
By Richard Tomlin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of November, 2010, before me personally appeared Richard Tomlin, to me known to be the person who executed the foregoing instrument on behalf of Lily Tomlin a/k/a Lily M. Tomlin and acknowledged that he executed the same as the free act and deed of Lily Tomlin a/k/a Lily M. Tomlin.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public