Schultz Devisees to Peden Warranty Deed

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Mike Peden, Affiant

Subscribed and sworn to before me, this 28th day of December, 2011.

Notary Public: Brian Lavoy Payne
My commission expires: 11/23/14

STATE OF TENNESSEE NOTARY PUBLIC BRIAN LAVOY PAYNE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110082463 DEEDWARR
Recvd: 12/29/11 12:00 3 pgs
Fees:18.00 Taxes:166.50
20111229-0101806

Address of New Owner:	Send Tax Bills to:	Tax Information
Mike Peden 3507 Central Avenue Nashville, TN 37205	New Owner	07211000800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobby Ray Schultz, Ricky Schultz, David Schultz, Timothy Schultz, devisees of the Estate of Opal R. Schultz, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Mike Peden, unmarried**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 4 on the map of Batson-Oakley Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, February 11 and 12, 1947, as follows:

Beginning on the southerly margin of Huffine Street at the northeast corner of the property conveyed to Leslie C. Huffine and wife, by deed from J. L. Young, et al, of record in Book 1422, Page 388, Register's Office for said County; thence with said Street, south 86 degrees, 30 minutes east 49.8 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 214.5 feet to the northerly line of Not No. 3; thence with said line, westwardly 43 feet; thence north 7 degrees 7 minutes east 213.8 feet to the beginning.

Being the same property conveyed to Robert G. Schultz and wife, Opal R. Schultz by deed dated November 18, 1954, of record in Book 2333, Page 187, Office of Register of Deeds of Davidson County, Tennessee. Robert G. Schultz having predeceased Opal R. Schultz, deceased. By Order of Probate entered March 21, 2011 in the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 11P-432, admitting the Last Will and Testament of Opal R. Schultz to establish muniment of title, the devisees of said will are the current grantors: Bobby Ray Schultz, David Schultz, Ricky Schultz, and Timothy Schultz. Rickey Schultz, as spelled in said Last Will and Testament, and Ricky

Schultz being one and the same person. Said order is of record in Instrument No. 20110505-0034648 and said will is of record in Instrument No. 20110505-0034649, said Register's Office.

This property is improved property known as 1412 Huffine Street, Nashville, TN 37216 .

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of December, 2011.

Ricky Schultz

David Schultz By Ricky Schultz His attorney in fact

David Schultz, by Ricky Schultz his attorney in fact

Bobby Ray Schultz

Timothy Schultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky Schultz, Bobby Ray Schultz, and Timothy Schultz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 28th day of December, 2011.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 11/23/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky Schultz, attorney in fact for David Schultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and further stated he is attorney in fact for David Schultz, and has authority to execute this instrument in his capacity as attorney in fact for David Schultz.

Witness my hand in Nashville, Tennessee, this 28th day of December, 2011.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

