BILL GARRETT, Davidson County
Trans:T20120010212 DEEDWARR
Recvd: 02/10/12 09:20 4 pgs
Fees:23.00 Taxes:370.00
20120210-0011934

THIS INSTRUMENT WAS PREPARED BY:
Yancy Belcher, Attorney at Law
2306 N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 773-2889
FROM INFORMATION PROVIDED BY THE PARTIES

ADDRESS NEW OWNER AS FOLLOWS:
Steve Pelham
Linda Pelham
3629 Echo Lane
Nashville, Tennessee 37218

SEND TAX BILLS TO:
New Owner

MAP/PARCL:
Map: 48
Group:
Parcel: 109

WARRANTY DEED

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars and No/100 ($100,000.00) Dollars good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Mary Jo Flatt** (herein called "Grantor") has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey a certain tract or parcel of land, together with all improvements and appurtenances unto, **Steve Pelham**, Husband and **Linda Pelham**, Wife, a married couple, as tenants by the entirety, (herein called "Grantee") the following described property, having an address of 3629 Echo Lane, Nashville, TN 37218 and being situated and located in Davidson County, Tennessee, described as follows:

> Being in the 13th Civil District of said County, described according to a survey made by Turner Engineering Company, February 8, 1956, as follows:

BEGINNING at a concrete monument at the east end of the return at the southeast corner of the intersection of Echo Lane, and Homeland Drive; and runs thence in an easterly direction along the southerly margin of Echo Lane, 236.6 feet more or less to an iron pin and the point of beginning, and running thence the following courses and distance; leaving said Echo Lane, at right angles in a southerly direction 383 feet to an iron pin; thence southeasterly 96.3 feet to an iron pin; thence northeasterly 429.3 feet to an iron pin in the **southerly** margin of Echo Lane; thence westerly along the southerly margin of said lane, 145.3 feet to the point of beginning, containing 1.1 acres more or less.

Being the same property conveyed to Edwin G. Jenkins and wife, Virginia Miller Jenkins, by deed from Steve Nichols and wife, as of record in Book 3532, page 589; said Register's Office.

Being the same property conveyed to Mary Jo Flatt by Instrument No. 20041021-0126972 in said Register's Office.

This is improved property, not the principal residence of the Grantor.

The above-described property is improved property known as **3629 Echo Lane, Nashville, Tennessee, 37218.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of January, 2012.

Mary Jo Flatt DATED: 1-20-12

MARY JO FLATT / Grantor

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me personally appeared, Mary Jo Flatt on this the 20th day of January 2012, to me known to be the person described in and who executed the foregoing Deed of Trust, and who acknowledged the execution of the same be her free act and deed. Witness my hand and official seal.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jacquie Putty

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAR 4, 2013

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILSON)

The Actual Consideration or Value, whichever is greater, for this transfer is $100,000.00

Mary Jo Flatt
Affiant

1-20-12
Dated

Subscribed and sworn to before me this 20th day of January 20 12

JACQUIE PUTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Jacquie Putty
Notary Public

My Commission Expires