Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0225T

Davidson County DEEDWARR
Recvd: 05/08/12 14:16 3 pgs
Fees:18.00 Taxes:222.00
20120508-0039859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00.**

Affiant

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of May, 2012.

Notary Public
Commission Expiration: 10.5.2015

ADDRESS OF NEW OWNER:
Michael Peden
3115 Curtis Street
Nashville, TN 37218

SEND TAX BILLS TO:
Quicken Loans
1050 Woodward Avenue
Detroit, MI 48226-1906

MAP-PARCEL:
07009010500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Virginia S. Mayo, as sole tenant by the entirety

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Peden, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 50 feet of lot No. 4 on the Map of Bordeauxmount, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof made by Hickerson-Miller, Engineers-Surveyors, November 6, 1958, as follows:

Beginning at an iron pin set in the southeast corner of the intersection of Curtis Street and Alpine Avenue, the northwest corner of said lot No. 4; thence with the easterly margin of Alpine Avenue, South 30 degrees west 150 feet to an iron pin; thence south 59 degrees 30 minutes east 50 feet to an iron pin thence north 30 degrees east 150 feet to an iron pin set in the southerly margin of Curtis Street; thence with the southerly margin of the same, north 59 degrees 30 minutes west 50 feet to the point of beginning.

Being the same property conveyed to Frances M. Mayo and Virginia S. Mayo, as joint tenants with right of survivorship by Warranty Deed dated July 23, 1994 from Homer S. Simpkins, and filed of record on July 25, 1994 in Book 9416, Page 690, Register's Office for Davidson County, Tennessee. The said Frances M. Mayo having died July 25, 2009 vesting property to Virginia S. Mayo, as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **3115 Curtis Street Nashville, TN 37218**

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 4th day of May, 2012.

Virginia S. Mayo
Virginia S. Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia S. Mayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 4th day of May, 2012.

Sondra Reece
Notary Public
Commission Expiration: 3/1/16

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

_____
Notary Public

Commission Expiration:

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/20/15.

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY