This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0446-D

BILL GARRETT, Davidson County
Trans:T20120062756 DEEDWARR
Recvd: 08/22/12 11:17 2 pgs
Fees:13.00 Taxes:240.50
20120822-0075454

WARRANTY DEED

Address of New Owners:
Ms. Alicia Griffith
6372 Alamo Place
Nashville, TN 37209

Send Tax Bills To:
New Owner

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, We,
Conveyance Properties a Tennessee general partnership composed of Bruce Peery and Jason Epley

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Alicia Griffith

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:

Lying and being in Davidson County, Tennessee and being Lot 26 on the Plan of Urbandale, Section One, of record in Book 1835, Page 45, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above described property, but excluded from this conveyance is a 295.10 square meter tract of land more particularly described in Instrument 20100121-0005292, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Peery, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated January 19, 2010, and of record in Instrument Number 20100121-0005292, in the Register's Office of Davidson County, Tennessee. Also being the same property in which a ½ undivided interest was conveyed to Jason Epley, by Quitclaim Deed from Bruce Peery, dated February 16, 2010, and of record in Instrument Number 20100301-0015424, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Conveyance Properties, a Tennessee general partnership composed of Bruce Peery and Jason Epley, by Quitclaim Deed from Bruce Peery, unmarried and Jason Epley, married, dated May 10, 2011, and of record in Instrument Number 20110512-0036636, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Plat Book 1835, Page 45, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Hemstead Street.

This conveyance is subject to any existing rents and/or leases.

This is ( ) Unimproved (X) Improved property known as 515 Hemstead Street & 725 Hite Street, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness our hands this the 2nd day of August, 2012.

Conveyance Properties a Tennessee general partnership composed of:

BY:_____
Bruce Peery, partner

BY:_____
Jason Epley, partner

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Peery and Jason Epley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of August, 2012.

_____
Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2012.

_____
Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

Map: 091 100
Parcel: 303.00