Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

G-VRES-12-1701

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond L. Peden	Pinnacle National Bank	
1701 6th Avenue N, Unit 1	150 3rd Ave S. #900	
Nashville, TN 37208	Nash TN 37201	81-8-R-7.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JEFF WEBB AND WIFE, BRITTANY WEBB, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAYMOND L. PEDEN, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 1, AS SHOWN ON THE SITE PLAN EXHIBIT TO THE MASTER DEED OF 600 GARFIELD, A TOWNHOME DEVELOPMENT, OF RECORD IN INSTRUMENT 20081223-0122393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEFF WEBB, UNMARRIED AND BRITTANY TRAVIS, UNMARRIED, AS TENANTS IN COMMON WITH EXPRESSED RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM DOUBLE A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 3RD DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090603-0050926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JEFF WEBB AND BRITTANY TRAVIS, HAVING SINCE MARRIED. BRITTANY TRAVIS IS NOW KNOWN AS BRITTANY WEBB.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE(S) 105; INSTRUMENT NO. 20081223-0122393, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20100517-0037813 AND 20111116-0089694; INSTRUMENT NO. 20080317-0026307; INSTRUMENT NO. 20090721-0068094; INSTRUMENT NO. 20080317-0026281; BOOK 8167, PAGE 491, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1701 6th Avenue N, Unit 1, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120066165 DEEDWARR
Recvd: 09/04/12 14:46 2 pgs
Fees:13.00 Taxes:795.50
20120904-0079759

Witness my/our hand(s) this 28th day of August, 2012.

Jeff Webb

Brittany Webb

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Webb and Brittany Webb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2012.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903