BILL GARRETT, Davidson County
Trans:T20130083344 DEEDWARR
Recvd: 09/26/13 12:42 2 pgs
Fees:13.00 Taxes:436.60

20130926-0101198

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 24th day of September, 2013.

Notary Public
My commission expires: April 13, 2015

02-1308-48681

Address of New Owner:	Send Tax Bills to:	Tax Information
Owen Luckett Properties, LLC	New Owner	133-02-0-030.00
267 Sunrise Ave	204 Radnor Street	
Nashville TN 37211	Nashville, TN 37211	

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, Richard Pigg, and wife, Mari Pigg, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Owen Luckett Properties, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 30 and westerly one half of Lot No 29, on the Plan of P.S. Stump's Sunrise Subdivision, of record in Book 332, Page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 30 and the westerly one half of Lot 29 front together 75 feet on the southerly side of Sunrise Avenue and extend back between parallel lines with the easterly margin of McCombs Avenue (formerly Stewart Street) 160 feet to an alley.

Being the same property conveyed to Richard Pigg by deed from Cathy Bercegeay King, unmarried, dated December 30, 2002, recorded January 2, 2003, of record in Instrument No. 20030102-0000442, Register's Office for Davidson County, Tennessee.

Mari Pigg, spouse of Richard Pigg, joins in the execution of the instrument for the purpose of conveying her marital interest, if any, in the subject propery.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 267 Sunrise Ave, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 23 day of September, 2013.

Richard Pigg

Mari Pigg

STATE OF: Florida
COUNTY OF: Nassau

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

Witness my hand in Fernandina Beach, FL *, this 23 day of September, 2013. * Fernandina, Beach, FL

Christina Dill

Notary Public

My Commission expires

10/26/14

KRISTINA DILL
Notary Public - State of Florida
My Comm. Expires Oct 26, 2014
Commission # EE 37796