NEW OWNER:

BEYOND DETAILS NASHVILLE
1200 VILLA PLACE, SUITE 401
NASHVILLE, TN 37212

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0877

Map & Parcel I.D. No. 11808021400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130092201 DEEDWARR
Recvd: 10/28/13 11:45 3 pgs
Fees:18.00 Taxes:666.00
20131028-0111827

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PEGGY PICKENS (a/k/a MARGARET DAUGHERTY PICKENS and a/k/a MARGARET DAUGHERTY FANNIN)** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BEYOND DETAILS NASHVILLE, a Tennessee general partnership**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 173** on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 & 15, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to **Peggy Pickens**, by Warranty Deed from Wellesley Builders, LLC, dated December 27, 2001, and of record at Instrument Number 20020117-0006973, as corrected by Warranty Deed of record in 20020208-0017231, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 2518 WINFORD AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Pages 14 & 15, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before November 4, 2013.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of October, 2013.

Peggy Pickens aka Margaret Daugherty Pickens
PEGGY PICKENS
(a/k/a MARGARET DAUGHERTY PIKENS)
(a/k/a MARGARET DAUGHERTY FANNIN)
aka Margaret Daugherty Pickens Fannin

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PEGGY PICKENS** (a/k/a MARGARET DAUGHERTY PIKENS and a/k/a MARGARET DAUGHERTY FANNIN), 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 office this 25th day of October, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$180,000.00** .

Brandy S. Ryan
AFFIANT

Sworn to and subscribed to before me this 25th day of October, 2013.

NOTARY PUBLIC

My commission expires: 