BILL GARRETT, Davidson County
Trans:T20130100856 DEEDWARR
Recvd: 12/02/13 10:10 2 pgs
Fees:13.00 Taxes:314.50
20131202-0122254

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November, 2013

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-3-14
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde Powers 2940 Fernbrook Ln Nashville, TN 37214	New Owner	Map 120.09-0 Parcel 059.00

For and in 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,

The Clarence and Zenobia Peacock Living Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Clyde Powers, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 5A28 on the Map of Glengarry Park Subdivision, Section 5A, as of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point in the easterly margin of Glenpark Court at the common dividing line between lots Nos. 5A28 and 5A27 on said plan; thence easterly along said dividing line, 124.2 feet to a concrete marker; thence northerly along the dividing line between lots 5A28 and 5A29, 128.1 feet to the southerly margin of Glenpark Drive; thence westerly along said southerly margin of Glenpark Drive 79 feet to the beginning of a curve; thence around said curve, 36.2 feet to a point; thence southerly along the easterly margin of Glenpark court, 132.1 feet to the point of beginning.

Being the same property conveyed to Clarence L. Peacock and wife, Zenobia H. Peacock by Deed from Hudson and Driver Construction Co., Inc. dated March 20, 1963 of record in Book 3530, Page 141, Register's Office for Davidson County, Tennessee. Property now vests The Clarence and Zenobia Peacock Living Trust conveyed by Quitclaim deed from Clarence L. Peacock and Zenobia H. Peacock dated December 31, 2002 of record in Instrument Number 200301060001780, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 58, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3186, Page 148 as amended Book 3377, Page 567, Register's Office for Davidson County, Tennessee.
5) Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as: **600 Glenpark Court, Nashville, TN 37217**
(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 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 my hand(s) this 27th day of November, 2013.

Diana G. Durham, Successor Trustee

Clarence L. Peacock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Diana G. Durham with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged the she is the Successor Trustee of The Clarence and Zenobia Peacock Living Trust and is authorized by the same to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 21st day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 9-11-13

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, Clarence L. Peacock, to me known to be the person described (or who proved on the basis of satisfactory evidence) in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of November, 2013.

Notary Public

My Commission Expires: 9-11-13

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076