BILL GARRETT, Davidson County
Trans: T20140015387 DEEDWARR
Recvd: 03/06/14 10:33 2 pgs
Fees: 13.00 Taxes: 1110.00
20140306-0018850

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

G-VRES-14-401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wade Barnes (NAME)	Wade Barnes (NAME)	
401 N 17th Street (ADDRESS)	2000 Mallory Ln. #130-340 (ADDRESS)	**08310003800**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM PEDIGO III AND WIFE, VIKKI F. PEDIGO,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WADE BARNES,** married hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 198, MAP OF MCEWEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 199, MAP OF MCEWEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

TRACT 3:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 200, MAP OF MCEWEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 133, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM D. GRISWOLD, UNMARRIED TO WILLIAM PEDIGO, UNMARRIED AS RECORDED ON THE 6TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040506-0051860 AND QUITCLAIM DEED FROM WILLIAM PEDIGO, ALSO KNOWN AS WILLIAM PEDIGO, III TO WILLIAM PEDIGO, III AND WIFE, VIKKI F. PEDIGO AS RECORDED ON THE 16TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090316-0023586, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 332, PAGE 111; RESTRICTIVE COVENANTS OF RECORD IN BOOK 619, PAGE 361 AND BOOK 635, PAGE 715 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **401 N 17th Street Nashville, Tennessee 37206.**

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.

Witness my/our hand(s) this 27th day of February, 2014.

William Pedigo III

Vikki F. Pedigo

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27 day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212