BILL GARRETT, Davidson County
Trans:T20140017229 DEEDWARR
Recvd: 03/13/14 16:12 2 pgs
Fees:13.00 Taxes:314.50
20140313-0021243

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 12 DAY OF March, 2014

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Danny R. Pedigo and Lena A. Pedigo 309 Archwood Drive Madison, TN 37115	SAME AS OWNER	043-07-0-080.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARGARET CLACK MILES

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DANNY R. PEDIGO AND WIFE, LENA A. PEDIGO

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Archwood Acres, Section I, of record in Plat Book 2133, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 180 feet on the westerly side of Archwood Drive and extends back 352.32 feet on the northerly line and 326.15 feet on the southerly line to a dead line, measuring 56 feet thereon.

Being the same property conveyed to Robert Paul Miles and wife, Margaret Clack Miles, by deed from L.A. Newman, Trustee, L. A. Newman and wife, Dora Deane Newman, of record in Book 2633, page 264, dated

December 27, 1956, said Register's Office. Being further conveyed to Margaret Clack Miles to abolish the estate of tenants by the entireties, by deed from Robert Paul Miles of record in Book 5313, page 379, dated July 18, 1978, said Register's Office. Being further conveyed to Margaret Clack Miles and Jacqeline M. Grisby, a one-half (1/2) interest each, with absolute right of survivorship in each of the parties, by deed from Margaret Clack Miles of record in Instrument No. 20070514-0057519, dated May 11, 2007, said Register's Office. The Jacqueline M. Grigsby has since died on March 6, 2011, leaving Margaret Clack Miles as the sole survivor.

This improved property is known as 309 Archwood Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 12 day of March, 2014.

Margaret Clack Miles

Margaret Clack Miles

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret Clack Miles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of March, 2014.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY