WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/14 08:21 2 pgs
Fees:13.00 Taxes:222.00
20140613-0051577

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $60,000.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bruce Peery	SAME	091-02-0-283.00
407 31st Avenue South		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Micky MacKay Tinsley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bruce Peery**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 75 feet of Lots Nos. 1522 and 1524 of Block No. 47, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1522 and 1524 front together 60 feet on the southerly side of California Avenue and run back between parallel lines with the easterly margin of 57th Avenue North, formerly 16th Street, 75 feet to a dead line.

Being the same property conveyed to Harry C. Tinsley, Jr. and wife, Mickey MacKay Tinsley, by deed from Margaret Elizabeth Martin Bush and Marveline Martin Lockwood, on April 23, 1987, of record in Book 7215, page 95, Register's Office for Davidson County, Tennessee. And further conveyed to Mickey MacKay Tinsley by Quitclaim Deed from Harry C. Tinsley on June 23, 1993, of record in Book No. 8991, page 414, said Register's Office

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 172, Register's Office Davidson County, Tennessee.

This is improved property known as: 5611 California Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 10, 2014.

Mickey MacKay Tinsley

Mickey MacKay Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Micky MacKay Tinsley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 10, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE