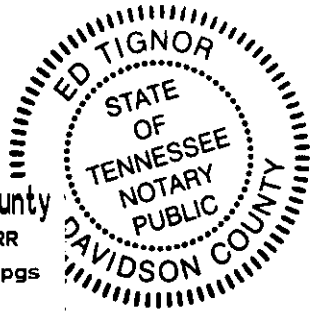
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140047426 DEEDWARR
Recvd: 07/02/14 15:50 2 pgs
Fees:13.00 Taxes:407.00
20140702-0058514

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Emmett L Still III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmett Still III	**Emmett Still III**	
(NAME) **2614 River Meade Way**	(NAME) **2614 River Meade Way**	052130B35200CO
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Mr and Mrs Pena Trust, Joaquin R. Pena, Trustee, or Successor Trustee(S) of the Joaquin R.Pena Living Trust and Mattlynne S. Pena, Trustee, or Successor Trustee(S) of the Mattlynne S. Pena Living Trust Dated June 16, 1997 as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emmett Still III, 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 all of Lot No. 33, on the plan of River Glen, Phase 7, of record in Instrument 200402120016958, Register's Office for Davidson County, Tennessee, and being further established by the Master Deed for River Glen, a Horizontal Property Regime of record in Book 7566, page 571, as amended in Instruments 200407130083147, 200409150111299 and 200409150111301, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Joaquin R. Pena, husband and wife, Mattlynne S. Pena by Warranty Deed dated 10/08/2004 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 200410250128004, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Joaquin R. Pena, Trustee, or Successor Trustee(s) of the Joaquin R. Pena Living Trust dated June 16, 1997, and Mattlynne S. Pena, Trustee, or Successor Trustee(s) of the Mattlynne S. Pena Living Trust dated June 16, 1997, as tenants in common by Quit Claim Deed dated 05/13/2008 from Joaquin R. Pena and wife, Mattlynne S. Pena of record in Instrument 200805140049636, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2614 River Meade Way, Nashville, TN 37214**
(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 our hands this **27th** day of **June, 2014.**

Joaquin R. Pena, Trustee

Joaquin R. Pena, Trustee of the Joaquin R.Pena Living Trust

Mattlynne S. Pena, Trustee

Mattlynne S. Pena, Trustee of the Mattlynne S. Pena Living Trust Dated June 16,

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joaquin R. Pena** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of the Joaquin R. Pena Living Trust, the within named bargainor(s), and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this **27th** day of **June 2014.**

Ed Tignor

Notary Public

My Commission Expires: 5/8/18

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mattlynne S. Pena** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of the Mattlynne S. Pena Living Trust, the within named bargainor(s), and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this **27th** day of **June 2014.**

Ed Tignor

Notary Public

My Commission Expires: 5/8/18

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY