BILL GARRETT, Davidson County
Trans:T20140055810 DEEDWARR
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Fees:13.00 Taxes:358.90
20140731-0068619

Peden to Burkett Homes, Inc.

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Brentwood, Tennessee 37027
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Affiant

ABBY L. CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 31st day of July, 2014.

Abby L Cameron
Notary Public
My commission expires: March 8, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Burkett Homes, Inc. P. O. Box 2282 Hendersonville, TN 37075	New Owner	07211000800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike Peden, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Burkett Homes, Inc, a Tennessee corporation**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 4 on the map of Batson-Oakley Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, February 11 and 12, 1947, as follows:

Beginning on the southerly margin of Huffine Street at the northeast corner of the property conveyed to Leslie C. Huffine and wife, by deed from J. L. Young, et al, of record in Book 1422, Page 388, Register's Office for said County; thence with said Street, south 86 degrees, 30 minutes east 49.8 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 214.5 feet to the northerly line of Not No. 3; thence with said line, westwardly 43 feet; thence north 7 degrees 7 minutes east 213.8 feet to the beginning.

Being the same property conveyed to Mike Peden, unmarried, by warranty deed dated December 28, 2011, of record in Instrument No. 20111229-0101806, Office of Register of Deeds of Davidson County, Tennessee.

This property is improved property known as 1412 Huffine Street, Nashville, TN 37216.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed

of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 31st day of July, 2014.

Mike Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Peden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 31st day of July, 2014.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY