BILL GARRETT, Davidson County
Trans:T20140094563 DEEDWARR
Recvd: 12/17/14 14:52 2 pgs
Fees:13.00 Taxes:473.60
20141217-0115584

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.

Sarah T. Saturday
Affiant

Subscribed and sworn to before me, this 15th day of December, 2014.

Brian Lavoy Payne, Notary Public
My commission expires: 11/04/18

BRIAN LAVOY PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Saturday	Franklin American Mortgage	07211001000
1408 Huffine Street	501 Corporate Centre Drive Ste 400	
Nashville, TN 37216	Franklin, TN 37067	

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 s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Sarah T. Saturday, an unmarried woman,** 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:

Land in Davidson County, Tennessee being Lot No. 11 on the unrecorded plan of Young's Subdivision, described as follows to-wit:

Beginning at a point on the southerly margin of Huffine Street, at the corner of Lots Nos. 10 and 11, being 213 feet east of the easterly margin of Scott Avenue; thence running southwardly with the line between Lots 10 and 11, 200 feet to the common corner of lots Nos. 10, 11, 3 and 2; thence with the line between Lots 11 and 2, eastwardly 50 feet to the common corner of Lots Nos. 11, 2, 1, and 12, northwardly 200 feet to the southerly margin of Huffine Street; thence with said Street, westward 50 feet to the point of beginning.

Being the same property conveyed to Mike Peden, unmarried, by warranty deed from Lois Hatcher, a single woman, dated February 28, 2008, of record in Instrument No. 20080306-0022814, Davidson County Tennessee Register of Deeds.

This is improved property known as 1408 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 15th day of December, 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 she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 15th day of December, 2014.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/04/18

