BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150001401 DEEDWARR
Recvd: 01/07/15 11:34 3 pgs
Fees:18.00 Taxes:190.55
20150107-0001672

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEACE OF EARTH, LLC	**SAME**	**071-07-0-214.00**
(NAME) **P. O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, NILA KAY BARBEE, LISA RENEA GRAVES, LYNETTE POTTS, RONNIE GARY PIPPIN, ROGER ALLEN PIPPIN, JAMES WILSON PIPPIN AND APRIL NICOLE RODRIGUEZ, BEING THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JAMES HOLLIS PIPPIN, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEACE OF EARTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 the easterly 50 feet of Lot No. 24 on the plan of Trinity Heights as of record in Plat Book 332, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot 24 fronts 50 feet on the northerly side of Edwin Avenue and extends back between parallel lines 166 feet to an alley.

Being the same property conveyed to James Hollis Pippin and wife, Sylvia Pauline Pippin, by deed from B.W. Gillespie and wife, Pearl Jones Gillespie, of record in Book 3401, page 629, dated June 23, 1962, said Register's Office. The said Sylvia Pauline Pippin having since died, leaving the said James Hollis Pippin as the surviving tenant by the entirety.

The said James Hollis Pippin having since died on March 17, 2014. His Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 14P-995, devised the subject property to his children, NILA KAY BARBEE, LISA RENEA GRAVES, LYNETTE POTTS, RONNIE GARY PIPPIN, ROGER ALLEN PIPPIN, JAMES WILSON PIPPIN and FREDDY WAYNE PIPPIN.

The said Freddy Wayne Pippin having predeceased his father on February 17, 2007, leaving his daughter APRIL NICOLE RODRIGUEZ as his sole heir at law as evidenced by an Affidavit of Heirship of record in Instrument No. 20130318-0026315, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 332, page 4, and any and all other easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for Lisa Renea Graves of record as Instrument No. 20141219-0116536; Lynette Potts of record as Instrument No. 20141219-0116538 ; Ronnie Gary Pippin of record as Instrument No.20141219-0116540; Roger Allen Pippin of record as Instrument No.20141219-0116537; James Wilson Pippin of record as Instrument No. 20150107-0001671 and April Nicole Rodriguez of record as Instrument No.20141219-0116539, all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **307 EDWIN STREET, NASHVILLE, TN 37207**
(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 6th day of January, 2015.

Nila Kay Barbee
NILA KAY BARBEE

Lynette Potts By Nila Kay Barbee Attorney in Fact for Lynette Potts
LYNETTE POTTS
BY: NILA KAY BARBEE, ATTORNEY IN FACT FOR LYNETTE POTTS

Roger Allen Pippin By Nila Kay Barbee Attorney in Fact for Roger Allen Pippin
ROGER ALLEN PIPPIN
BY: NILA KAY BARBEE, ATTORNEY IN FACT FOR ROGER ALLEN PIPPIN

April Nicole Rodriguez By Nila Kay Barbee Attorney in Fact April Nicole Rodriguez
APRIL NICOLE RODRIGUEZ
BY: NILA KAY BARBEE, ATTORNEY IN FACT FOR APRIL NICOLE RODRIGUEZ

Lisa Renea Graves By Nila Kay Barbee Attorney in Fact for Lisa Renea Graves
LISA RENEA GRAVES
BY: NILA KAY BARBEE, ATTORNEY IN FACT FOR LISA RENEA GRAVES

Ronnie Gary Pippin By Nila Kay Barbee Attorney in Fact for Ronnie Gary Pippin
RONNIE GARY PIPPIN
BY: NILA KAY BARBEE, ATTORNEY IN FACT FOR RONNIE GARY PIPPIN

James Wilson Pippin By Nila Kay Barbee Attorney in Fact for James Wilson Pippin
JAMES WILSON PIPPIN
BY: NILA KAY BARBEE, ATTORNEY IN FACT FOR JAMES WILSON PIPPIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th of January, 2015.

My commission expires: November 5, 2018.

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE, ATTORNEY IN FACT FOR LISA RENEA GRAVES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LISA RENEA GRAVES** and who acknowledged that she executed the same as the free act and deed of **LISA RENEA GRAVES**.

Witness my hand and official seal at office this 6th day of January, 2015.

My Commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE, ATTORNEY IN FACT FOR LYNETTE POTTS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LYNETTE POTTS** and who acknowledged that she executed the same as the free act and deed of **LYNETTE POTTS**.

Witness my hand and official seal at office this 6th day of January, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE, ATTORNEY IN FACT FOR RONNIE GARY PIPPIN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **RONNIE GARY PIPPIN** and who acknowledged that she executed the same as the free act and deed of **RONNIE GARY PIPPIN**.

Witness my hand and official seal at office this 6th day of January, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE, ATTORNEY IN FACT FOR ROGER ALLEN PIPPIN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ROGER ALLEN PIPPIN** and who acknowledged that she executed the same as the free act and deed of **ROGER ALLEN PIPPIN**.

Witness my hand and official seal at office this 6th day of January, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE, ATTORNEY IN FACT FOR JAMES WILSON PIPPIN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JAMES WILSON PIPPIN** and who acknowledged that she executed the same as the free act and deed of **JAMES WILSON PIPPIN**.

Witness my hand and official seal at office this 6th day of January, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NILA KAY BARBEE, ATTORNEY IN FACT FOR APRIL NICOLE RODRIGUEZ**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **APRIL NICOLE RODRIGUEZ** and who acknowledged that she executed the same as the free act and deed of **APRIL NICOLE RODRIGUEZ**.

Witness my hand and official seal at office this 6th day of January, 2015.

My commission expires: November 5, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON