BILL GARRETT, Davidson County
Trans:T20150008844 DEEDWARR
Recvd: 02/04/15 11:29 2 pgs
Fees:13.00 Taxes:480.63
20150204-0010519

RETURN TO:
**BANKERS TITLE**
**3310 West End Ave., Suite 540**
**Nashville, Tennessee 37203**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $129,900.00 (One Hundred Twenty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 2nd day of February, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: March 8, 2016 (NOTARY SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

**THIS INSTRUMENT PREPARED BY**
**AND PLEASE RETURN TO:**
**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Peggy Mayberry<br>421 Huntington Ridge Drive<br>Nashville, TN 37211 | U.S. Bank N.A.<br>4801 Frederica Street<br>Owensboro, KY 42301 | 161110A07900CO |

## WARRANTY DEED

FOR AND IN 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, I/WE, **CARLY THOMAS, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PEGGY MAYBERRY, UNMARRIED** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Lot No. 79 on the Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 4675, Page 9, revised in Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Carly Thomas by deed from Janis Ann Goodwin of record in Instrument Number 20070928-0115967, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**421 HUNTINGTON RIDGE DRIVE**<br>**NASHVILLE,TN 37211** |
|---|---|---|

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2014113767

WITNESS, this 2nd day of February, 2015

Carly D. Thomas

Carly Thomas

STATE OF VIRGINIA )
COUNTY OF Norfolk )

On this 2nd day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carly Thomas** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of February, 2015.

Sandra Dawn Hamilton

Notary Public

Commission Expires: August 31, 2016

Sandra Dawn Hamilton
Commonwealth of Virginia
Notary Public
Commission No. 349951
My Commission Expires 8/31/2016

LTSR Number:

GTE File: 2014113767