This instrument prepared by:
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20150309-0019980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this 6th of March, 2015.

Notary Public
My commission expires: 3-6-18

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MAR. 6, 2018 My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald S. Land 3115 Curtis Street Nashville, TN 37218	~~Renasant Bank~~ 82 A Clark Blvd. Tupelo, MS 38804	07009010500

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, **Michael Peden, unmarried,** hereinafter s referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Donald S. Land and Judy A. Land, husband and wife,** 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 the westerly 50 feet of lot No. 4 on the Map of Bordeauxmount, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof made by Hickerson-Miller, Engineers-surveyors, November 6, 1958, as follows:

Beginning at an iron pin set in the southeast corner of the intersection of Curtis Street and Alpine Avenue, the northwest corner of said lot No. 4; thence with the easterly margin of Alpine Avenue, South 30 degrees west 150 feet to an iron pin; thence south 59 degrees 30 minutes east 50 feet to an iron pin thence north 30 degrees east 150 feet to an iron pin set in the southerly margin of Curtis Street: thence with the southerly margin of the same, north 59 degrees 30 minutes we 50 to the point of beginning.

Being the same property conveyed to Michael Peden, a single man, by Warranty Deed from Virginia S. Mayo, as sole tenant by the entirey, dated May 4, 2012, of record in Instrument No. 20120508-0039859, Davidson County Register of Deeds.

This is improved property known as 3115 Curtis Street, Nashville, TN 37218.

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 5th day of March, 2015.

Michael Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael 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 5th day of March, 2015.

Brian Kavoy Rayne, Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY