WARRANTY DEED

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-BR-15-05104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Lida E. Elizabeth Griest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Jeanette L. Ramer
Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lida Elizabeth Griest	(Same)	
(NAME)	(NAME)	**09107039900**
5104 Kentucky Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PEGGY C. BURKHALTER, TRUSTEE OF THE PEGGY C. BURKHALTER REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 31, 2001,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LIDA ELIZABETH GRIEST, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1015 of Block 173 on the Plan of No. 1 West Nashville of record in Plat Book 57, Page 74 and 75, 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 part of the same property conveyed to Peggy C. Burkhalter, Trustee of the Peggy Burkhalter Revocable Trust Under Agreement Dated January 31, 2001 by Quitclaim deed from Peggy Burkhalter and M. Terry Burkhalter of record in Instrument No. 20131007-0105107 Register's Office for Davidson County, Tennessee, dated October 3, 2013 and recorded on October 7, 2013. For the purpose of dividing the subject property into two tax parcels, Peggy C. Burkhalter, Trustee of the Peggy Burkhalter Revocable Trust Under Agreement Dated January 31, 2001 executed a quitclaim in Instrument Number 20141126-01019426.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5104 Kentucky Ave, Nashville, Tennessee 37209**.

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. 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.

BILL GARRETT, Davidson County
Trans:T20150053035 DEEDWARR
Recvd: 07/01/15 11:30 2 pgs
Fees:13.00 Taxes:1332.00
20150701-0063647

Witness my/our hand(s) this the 30th DAY OF JUNE, 2015.

The Peggy C. Burkhalter Revocable Trust Under Agreement Dated January 31, 2001

BY: _____
Peggy C. Burkhalter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY C. BURKHALTER, TRUSTEE of THE PEGGY C. BURKHALTER REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 31, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of June, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212