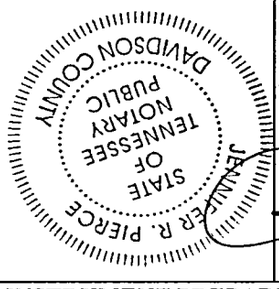
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/15 08:35 2 pgs
Fees:13.00 Taxes:81.40
20150904-0090176



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$22,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 12th day of August, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Peden	SAME	
7413 Golden Apple Drive		
Nashville, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trutsee for The 2621 Old Buena Vista Pike Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Peden**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots Nos. 6 and 7 on the unrecorded plan of the division of the J.S. Spurlock Lands, described partly according to a survey made by Z.J. Wilkinson, Surveyor, June 17, 1963, as follows:

Beginning on the westerly margin of the Old Buena Vista Road to a point 100 feet north of the northeast corner of the property conveyed to Hezekiah Buckner, Jr. by deed from M.H. Webb and wife, of record in Book 3616, page 413, said Register's Office for Davidson County, Tennessee, thence with said road north 48 degrees 15' 50 feet thence south 41 degrees 45' east 390 feet to the point of beginning.

Being the same property conveyed to Andy Maloney, as Trustee for The 2621 Old Buena Vista Pike by deed from Anthony Battle,on August 12, 2015, of record in Instrument Number 20150812-0080871 Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easement as set forth in instrument recorded in Book 7774, page 549, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2621 Old Buena Vista Pike, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 12, 2015.

The 2621 Old Buena Vista Pike Trust

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 12, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17