SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088450 DEEDWARRSP
Recvd: 10/16/15 15:03 2 pgs
Fees:13.00 Taxes:1535.50
20151016-0105672

File No.: AGL-15-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SANYA L. ARBOGAST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alva S. Peden	NEW OWNER	
(NAME) **305 Artisan Lane**	(NAME)	**118-6-D-82.00 CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Margaret Ann Morrison, UNMARRIED, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Alva S. Peden, UNMARRIED, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 82, GALE PARK SINGLE-FAMILY HOMES, A CONDOMINIUM, as shown on Declaration of record in Instrument No. 20110224-0015356, corrected at Instrument No. 20110531-0041215, amended at Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162 and 20130306-0022201, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margaret Ann Morrison by Warranty Deed from Gale Park, LLC, recorded on the 10th day of April, 2013 in Instrument No. 20130410-0035532, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as **305 Artisan Lane, Nashville TN 37204**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness my hand this 15th day of October, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret Ann Morrison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Ann Morrison, unmarried, the within named 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, this the 15th day of October, 2015.

Notary Public
My Commission Expires: 10/16/16

(SEAL)

