Davidson County DEEDWARR
Recvd: 11/20/15 14:52 4 pgs
Fees:23.00 Taxes:680.80
20151120-0118084

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32686-10-2015** **Record & Return To:** **Broker Title and Escrow** **58 Music Square West** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. Karen S Peck Affiant Subscribed and sworn to before me this 19 day of November, 2015. Notary Public My Commission Expires: 05/06/2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Karen Peck 420 Bradford Green Nashville, TN 37221	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 142 07 0 C 025 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Muriel A. Hebden, Trustee of the Muriel A. Hebden Revocable Living Trust u/a/d 4/12/2002**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen S. Peck, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 420 Bradford Green, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2015.

Muriel A. Hebden TRUSTEE

Muriel A. Hebden, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Muriel A. Hebden, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2015.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 25, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed, of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Lael A. Hebden and wife, Muriel A. Hebden, by deed dated March 23, 1988 from Rochford Realty and Construction Co., Inc. a Tennessee Corporation of record in Book 7507, page 256, Register's Office for Davidson County, Tennessee. Lael A. Hebden died on August 6, 1998 leaving Murial A. Hebden as surviving tenant by the entirety. By Quitclaim Deed dated May 15, 2000 in Instrument No. 20000516-0049106, Murial A. Hebden, a single person conveyed subject property to Muriel A. Hebden, Trustee of the Muriel A. Hebden Revocable Living Trust.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ashley Green, of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6900, page 978, Register's Office for Davidson County, Tennessee.
5. Easement for highway purposes of record in Book 5407, page 643, Register's Office for Davidson County, Tennessee.
6. Easement for sewer of record in Book 5374, page 511, and in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6880, page 121, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017