WARRANTY DEED

Mail To:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Debi Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015.

R Walters
Notary Public

MY COMMISSION EXPIRES: 8-17-19

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond L. Peden	New Owner	081084N00200CO
(NAME)	(NAME)	
1715 6th Avenue North, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mason J. Herron and wife, Emily C. Herron, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Raymond L. Peden and wife, Sabrina Peden, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, Declaration of Covenants, Conditions and Restrictions for Herron Townhomes, as shown of record in Instrument No. 20150324-0025373, amended at Instrument No. 20150625-0060891, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Carl J. Strassle and wife, Sandra Strassle to Mason J. Herron and wife, Emily C. Herron, as recorded on August 27, 2013 in Instrument No. 20130827-0090224, and part of Warranty Deed from Thomas Mattingly, a married man to Carl J. Strassle, and wife, Sandra Strassle, as recorded on the 14th day of July, 2009 in Instrument No. 20090714-0065922, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1715 6th Avenue North, Unit B, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20150104802 DEEDWARR
Recvd: 12/11/15 10:45 2 pgs
Fees:13.00 Taxes:2146.00
20151211-0124795

Witness our hands this 7th day of December, 2015.

Mason J. Herron

Emily C. Herron

STATE OF TENNESSEE

COUNTY OF

On this 7th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mason J. Herron and Emily C. Herron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

My Commission Expires:

Notary Public,