Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1150TN-HUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of February, 2016.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-KURCOK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-18

Davidson County DEEDWARR
Recvd: 02/23/16 16:09 3 pgs
Fees:18.00 Taxes:233.47
20160223-0017318

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Carol A. Croft 500 Paragon Mills Road, G1 Nashville, TN 37211	SAME AS NEW OWNER	133110A04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alison D. Peak, a married woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol A. Croft, an unmarried woman,** 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:

Property known as 500 Paragon Mills Road, G1 Nashville, TN 37211, County of Davidson, State of Tennessee, described as follows, to-wit:

Land situated in the County of Davidson, State of Tennessee, described as Being Unit No. G-1 of Canterbury Hall Condominium, a horizontal property regime established by master deed of record in Book 5440, Page 255, and subsequently amended in book 5441, Page 819 and as shown on the plan of said condominium of record in Book 5200, Page 159, all in the register's office for Davidson County, Tennessee, tow which reference is hereby made for a more complete description.

Being the same property conveyed to Alison D. Peak by deed from Angela Kirkham Brown (F/K/A Angela G. Kirkham) and Charles Brown, wife and husband, dated 12/27/11, filed of record 01/03/12 in Instrument No. 20120103-0000170, said Register's Office.

The subject property is not the principal residence of the Grantor, nor her spouse or any dependents.

Tax Map and Parcel ID is as follows: 133110A04100CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 500 Paragon Mills Road, G1, Nashville, TN 37211

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 unemcumbered, 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.

Witness my hand this 22nd day of February, 2016.

Alison D. Peak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2016, before me personally appeared **Alison D. Peak**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of February, 2016.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-18

True Copy Certification

I, **Rita B Mitchell**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Rita B Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shellie Jenkins**, a notary public for this county and state, **Rita B Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shellie Jenkins

My Commission Expires: 8/28/18

SEAL

