NEW OWNER:

Celedonio Zaragoza Martinez
151 Una Recreation Road
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0398

Map 135, Group 00-0, Parcel 293.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160051536 DEEDWARR
Recvd: 06/17/16 11:21 3 pgs
Fees:18.00 Taxes:965.70
20160617-0061646

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-One Thousand and 00/100 Dollars ($261,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARBARA FINLAYSON PEEK, UNMARRIED,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CELEDONIO ZARAGOZA MARTINEZ, A SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of said Una Recreation Road, referred to in prior deeds as Metro Road, at the northeast corner of Billy Morris property, said point being the southeast corner of this tract; thence with Billy Morris line and fence, westerly 719 feet, more or less, to an iron pin; thence northerly with fence 260 feet more or less to an iron stake; thence easterly with Gardner property 701 feet, more or less, to an iron pipe in the westerly margin of said road, thence southerly with said margin of said road 260 feet, more or less, to the point of beginning.

BEING the same property conveyed to Kenneth H. Peek, II, unmarried, by Warranty Deed from Homer Ralph Morris and wife, Margaret Elaine Morris, dated October 1, 1975, and of record in Book 4958, Page 974, Register's Office for Davidson County, Tennessee. Kenneth H. Peek, II, died intestate on July 24, 2000, survived by his wife, Barbara Finlayson Peek and three children, Keena Peek, Kenneth Hugh Peek, III, and Amanda Kelly Peek. Keena Peek, Kenneth Hugh Peek, III, and Amanda Kelly Peek disclaimed their interest in the above described real estate as recorded in Instrument Numbers 20010316-0025162, 20010316-0025163, 20010316-0025164, 20010323-0028170, and 20010323-0028169, Register's Office for Davidson County, Tennessee. Thus, title is vested solely in Barbara Finlayson Peek. See also Affidavit of Heirship of record in Instrument No. 20160617-0061645, said Register's Office.

This is IMPROVED property known as 151 Una Recreation Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **June, 2016**.

Barbara Finlayson Peek

BARBARA FINLAYSON PEEK

STATE OF TENNESSEE

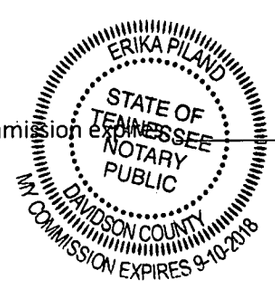
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BARBARA FINLAYSON PEEK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **June, 2016**.

Erika Piland

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is $ **261,000.00** .

AFFIANT

Sworn to and subscribed to before me this 10th day of **June, 2016**.

NOTARY PUBLIC

My commission expires: 7-30-17

