WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$35,000.00.** Affiant Subscribed and sworn to before me, this the 8th day of July, 2016. Notary Public My commission expires: 7/8/2019 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160058785 DEEDWARR
Recvd: 07/11/16 11:03 2 pgs
Fees:13.00 Taxes:129.50
20160711-0070575

CORYLYN S. PRIEST
Box#14
G#2841743
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bobby J. Piper **Rebecca J. Piper** **Lauren N. Piper**	**"New Owners"**	**Map 042-16-0 Parcel 050.00**
1020 Redmond Court		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joyce E. Lane, unmarried, Thomas E. Wilson, married, and Vickie J. Robertson, unmarried, as the sole Heirs-at-Law of Rickey H. Wilson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby J. Piper and wife, Rebecca J. Piper, together holding a 50% undivided interest as tenants by the entirety (the "Entirety Interest") and Lauren N. Piper holding a 50% interest (the "LN Piper Interest"), the Entirety Interest and the LN Piper Interest being held as joint tenants with right of survivorship

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 Lot No. 30 on the Plan of Part Two, Finnland Heights, of record in Book 1424, Page 7, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 100 feet on the easterly side of Peggy Street and runs back 120.4 feet on the northerly line and 112 feet on the southerly line, to a dead line in the rear measuring 100 feet thereon.

BEING all of the same property conveyed to Rickey H. Wilson, by Warranty Deed from Catron Ray Hunter Jr., dated October 29, 2004, of record in Instrument No. 20041109-0134939, Register's Office for Davidson County, Tennessee.

THE said Rickey H. Wilson having died intestate on May 2, 2012. Joyce E. Lane, Thomas E. Wilson, and Vickie J. Robertson, were determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No. 20160711-0070574, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

The conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Book 1424, Page 7, said Register's Office;
2) Restrictive Covenants contained in instrument of record in Book 1715, Page 560, Register's Office for Davidson County, Tennessee;
3) Subject to Right-of-Way of the L&N Railroad;
4) A permanent Telecommunications easement of record in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee;
5) Taxes for 2016, and subsequent years, which have been prorated and assumed by the Grantees herein and not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **111 Peggy Street, Madison, TN 37115**

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 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.

Witness my/our hand(s) this **8th** day of **July, 2016.**

Joyce E. Lane

Joyce E. Lane

Thomas E. Wilson

Thomas E. Wilson

Vickie J. Robertson

Vickie J. Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joyce E. Lane, Thomas E. Wilson and Vickie J. Robertson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **July, 2016.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: _____