BILL GARRETT, Davidson County
Trans:T20160078490 DEEDWARR
Recvd: 09/07/16 15:17 2 pgs
Fees:13.00 Taxes:2220.00
20160907-0094246

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0758-D

WARRANTY DEED

Address of New Owners:
Mr. Bruce Y. Peery III
407 & 411 31st Street S. & 415 31st Avenue N.
Nashville, TN 37212

Send Tax Bills To:
TriStar Bank
719 E. College Street
Dickson, TN 37055

For and 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,
Emma Bishop, unmarried (also known as Emma Peery Bishop and Emma K. Bishop)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Bruce Y. Peery III, unmarried

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:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

TRACT 1: Being the Northerly 50 feet of Lot Nos. 133, 134 and 135 on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, in the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at the Southwest corner of 31st Avenue South and an alley, the Northeast corner of Lot 133; thence with the Southwesterly margin Avenue, Southeastwardly 50 feet, thence at angles, Southwesterly 142.5 feet, more or less, to the Northerly margin Blakemore Avenue; thence said Avenue, Westwardly 78 feet, more or less, to the Southeasterly margin of said alley; thence with same, Northeastwardly 203 feet to the beginning.

TRACT 2: All that portion of 31st Avenue as said Avenue is shown on the plan of record in Book 332, Page 15, said Register's Office, which lies between the direct extensions Northeasterly of the Northwesterly and Southwesterly lines of the land described in the deed from Maryeta Harrell to Powell E. Dunaway and wife, Ethel Dunaway, of record in Book 3991, Page 193, said Register's Office, and the Southwestern margin of 31st Avenue South as it now exists.

TRACT 3: Lying and being in Davidson County, Tennessee and being the Southerly part of Lots 133, 134 and 135 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the Northwest corner of 31st Avenue South and Carlisle Avenue, being the Southeast corner of Lot 133; thence with the Westerly margin of 31st Avenue South, Northwardly 100 feet; thence at right angles, Westwardly 142.5 feet, more or less, to the Northeasterly margin of Blakemore Avenue; thence with said Avenue Eastwardly 138 feet, more or less to the Northerly margin of Carlisle Avenue; thence with said Avenue, Northeastwardly 20 feet to the beginning.

Being the same property conveyed to Chris Shepard by deed from Don C. Peery, married, dated November 2, 2007, and of record as Instrument Number 20071102-0129640, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Emma Peery Bishop, by Quitclaim Deed from Chris Shepard, dated February 22, 2008, and of record in Instrument Number 20080225-0017747, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Emma Bishop, unmarried, by deed from Steve Benneyworth, unmarried, dated June 20, 2008 and of record in Instrument Number 20080623-0064621, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of 31st Avenue South, 32nd Avenue South and two alleys.

This property is subject to all matters shown on a plat of record in Book 332, Page 15, in the Register's Office of Davidson County, Tennessee.

This property is subject to any existing rents and/or leases.

This property is subject to restrictions of record in Book 10737, Page 558, in the Register's Office of Davidson County, Tennessee.

As to Tract 2: This property is subject to rights retained in Metro Ordinance No. 78-823.

This is ( ) Unimproved (X) Improved property known as 407 & 411 31st Street S. & 415 31st Avenue N., Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness my hand this the 6th day of September, 2016.

Emma Bishop

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma Bishop, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of September, 2016.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2016.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

Map: 104 06
Parcels: 298.00, 344.00 & 299.00