Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$325,000.00~~ 333,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160082936 DEEDWARR
Recvd: 09/21/16 13:35 2 pgs
Fees: 13.00 Taxes: 1232.10
20160921-0099505

Address of New Owner:	Send Tax Bills to:	Tax Information
Grace Peacock 5053 Edmondson Pike Nashville, TN 37211	New Owner	144-10-70.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Grace Peacock,** unmarried hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, Register's Office for said County.

Included in the above description, but excluded from this conveyance is that property conveyed to the Metropolitan Government by Warranty Deed from Robert Michael Fudge and wife, Mitzie Beasley Fudge, recorded December 30, 1986, in Book 7084, Page 914, described as follows:

Land in Davidson County, Tennessee, being a part of Lot 315 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, Page 16, Register's Office for said County.

Beginning at a point, said point being the northeastern property corner 25 feet from the centerline of Edmondson Pike; thence S 20 degrees 08' W for 105 feet to a point; thence along a curve to the right of radius 25 feet for 39.3 feet to a point on the northern right-of-way of Briarwood Drive; thence N 69 degrees 52' W for 10 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point; thence N 20 degrees 08' E for 100 feet to a point on the northern property line; thence S 69 degrees 52' E for 5 feet to the point of beginning and containing an area of 709.2 square feet, more or less.

Being the same property conveyed to Astercor Group, LLC by deed from Trey Cain, Trustee of The 5053 Edmondson Pike Trust, recorded on 04/15/15 **of record Instrument Number** 20150417-0034241 **, Registers Office for Davidson County, Tennessee.**

This property is improved property known as 5053 Edmondson Pike, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 7th day of September, 2016.

Astercor Group, LLC

By: _____
Carol Hatcher
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Hatcher Managing Member of **Astercor Group, LLC** the bargainor(s), 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 Managing Member.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of September, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016094750

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON