This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0868-D

BILL GARRETT, Davidson County
Trans:T20160088594 DEEDWARR
Recvd: 10/07/16 11:15 2 pgs
Fees:13.00 Taxes:703.00
20161007-0106335

WARRANTY DEED

Address of New Owners:
Mr. Bruce Peery
407 31st Ave S
Nash-ille TN 37212

Send Tax Bills To:
New Owner

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,
Dorothy Mayes, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Bruce Peery, 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 Lot No. 4 on the Map of the unrecorded Subdivision of the Westerly 230 feet of the East one-half of Lot No. 1 on the map of the Subdivision of Lot No. 21 of the B.F. Cockrill Farm, as of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the Southerly margin of Robertson Avenue at the Northwest corner of the property conveyed to Edward L. Morgan and wife, by deed from T.O. Foster, et al, of record in Book 1881, Page 229, said Register's office, also being the corner of Lot Nos. 3 and 4 on said unrecorded subdivision; thence with the line between said two lots, Southerly 325 feet to an iron pin; thence Westerly 57.5 feet to an iron pin at H.R. Foster's Southeast corner; thence with his East line, Northerly 325 feet to the Southerly margin of Robertson Avenue; thence with the same Easterly 57.5 feet to the beginning.

Being the same property conveyed to Dorothy Mayes, an unmarried person, by deed from Rita Baker and husband, Bill Baker, dated July 27, 2006, and of record in Instrument Number 20060728-0091670, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Robertson Avenue.

This property is subject to all matters shown on a plat of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6219 Robertson Avenue, Nashville, TN 37209

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 5th day of October, 2016.

Dorothy Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Mayes, 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 5th day of October, 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 $190,000.00.

Heather Bennett
Affiant

Subscribed and sworn to before me, this the 5th day of October, 2016.

Notary Public

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 3/20/20

Map: 091 09 0
Parcel: 048.00