File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20170033252 DEEDWARR
Recvd: 04/20/17 10:12 11 pgs
Fees: 58.00 Taxes: 1535.50
20170420-0038775

W & I Ref: (DM/CWI) Title No.: 57737

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Key City Properties, LLC 1510 Demonbreun Street #901 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: Map 105-1 Parcel 149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl Fitzgerald, Rosalyn Smith, Karen Smith, Calvin Smith, Tracy Smith, Kathy Wells, Ronald Peden (brother of Kenneth Peden, Sr.), Alicia Renee Peden, Duane Peden, Sharmaine Peden, Carl Hazelwood, Christopher Hazelwood, Kenneth Peden, Jr., Ronald Peden (son of Kenneth Peden Sr.), Brenda Hood, Guardian of minor child, Ryce Hood**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Key City Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Lot No. 44, except the southeast corner thereof, in Shields Heirs Plan of Lots, as of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, and the northwest corner of Lot No. 105 in the Subdivision of Lots Nos. 8, 74 and 75 of the Boyd Ament Tract, a plan of which is of record in Book 21, page 83, Register's Office for said County, and described as follows:

Beginning on the westerly margin of 15th Avenue South, formerly Bowles Street, at the corner of Lots Nos. 44 adn 45 on the first mentioned plan; thence with the westerly margin of said Avenue, southerly 46 1/2 feet, more or less, thence westerly 140.6 feet to a point on the easterly margin of an alley, 26 feet southerly from the northwest corner of Lot No. 105; thence with the easterly margin of said alley, northerly 48 1/4 feet to the corner of said Lot Nos. 44 and 45; thence easterly with the line between said two lots, 140.6 feet to the beginning. Being property vested hereinabove set out.

All Matters shown on the Plan of record in Book 57, page 31, and Book 21, page 83, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Being the same property conveyed to Calvin Smith and wife Sylvia Smith and Vera C. Harris by Warranty Deed from Calista F. Bell and Bernie Bell McLendon, dated January 20, 1966, recorded on January 24, 1966 of record in Book 3981, page 37, said Register's Office. The said Calvin Smith subsequently died, leaving Sylvia Smith as the surviving tenant by the entireties as to their joint share of the property. Sylvia Smith has also since died.

Vera C. Harris died in 1992. unmarried and intestate, leaving her interest in the property to the following Heirs at Law established by an Affidavit of Heirship to Establish Title to Real Property of record in Instrument No. 20150925-0097843, Register's Office for Davidson County, Tennessee, names the living heirs to be Cheryl Fitzgerald, Rosalyn Smith, Karen Smith, Calvin Smith, Tracy Smith, Kathy Wells, Ronald Peden, Alicia Peden, Duane Peden, Sharmaine Peden (erroneously referred to as Charmaine Peden), Carl Hazelwood, Christopher Hazelwood, Kenneth Peden, Jr., Ronald Peden and Ryce Hood (minor).

Vera McCord, who would have been an Heir at Law of Vera C. Harris, quitclaimed her interest in subject property to Sylvia Smith by deed dated September 8, 2008 and recorded as Inst. No. 20080915-0094263, said Register's Office. Sylvia Smith died in May of 2014, unmarried and intestate, leaving her interest in the property to the following Heirs at Law as established by an Affidavit of Heirship to Establish Title to Real Property of record as Inst. No. 20150925-0097844 Register's Office for Davidson County, Tennessee: **Cheryl Fitzgerald, Rosalyn Smith, Karen Smith, Calvin Smith and Tracy Smith**

This is improved property, known as: 1021 15th Avenue South, Nashville, TN

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT MAY BE EXECUTED IN COUNTERPART.

WITNESS THE EXECUTION HEREOF on the dates written.

Cheryl Fitzgerald

Cheryl Fitzgerald- Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Cheryl Fitzgerald** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on August 4, 2015.

Notary Public

My Commission Expires: 10/13/18

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Rosalyn Smith

Rosalyn Smith- Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Rosalyn Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on August 6, 2015.

Notary Public

My Commission Expires: 10/13/18

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Karen Smith

Karen Smith- Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Karen Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on August 4, 2015.

Notary Public

My Commission Expires: 10-13-18

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Calvin Smith

Calvin Smith- Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Calvin Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on August 4, 2015.

Notary Public

My Commission Expires: 10-13-18

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Tracy L. Smith

Tracy Smith- Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Tracy Smith** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on May 17, ~~2015~~ 2016.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Ronald Peden by Vivian Brown Atty in Fact Guardian

Ronald Peden (heir of Kenneth Peden, Sr.) - Grantor by Vivian Brown, ~~Attorney-In-Fact~~

State of Tennessee

See Letters of Permanent Guardianship attached hereto as Exhibit "B"

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Vivian Brown,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ronald Peden** (heir of Kenneth Peden, Sr.), as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Brenda Hood guardian for Ryce Hood

Brenda Hood, Guardian ad Litem of minor child, Ryce Hood

State of Indiana

County of HENDRICKS

On this 10th day of APRIL, 2017, before me the undersigned authority, personally appeared **Brenda Hood,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary MARK D. CANNON

My Commission Expires: 3/22/2019

MARK D. CANNON NOTARY SEAL PUBLIC STATE OF INDIANA

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Sworn and subscribed before me this 12th day of April, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

_____

Kathy Wells- Grantor

State of _____
County of _____

Before me, the undersigned authority, personally appeared **Kathy Wells** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on _____, 2015.

_____
Notary Public

My Commission Expires: _____

_____

Ronald Peden- Grantor

State of _____
County of _____

Before me, the undersigned authority, personally appeared **Ronald Peden** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on _____, 2015.

_____
Notary Public

My Commission Expires: _____

Alicia Renee Peden

~~Alisha~~ **Renee Peden** - Grantor
Alicia

State of Indiana
County of Marion

Alicia

Before me, the undersigned authority, personally appeared ~~Alisha~~ **Renee Peden** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on Feb 16, 2016 CRS

_____
Notary Public

My Commission Expires: Dec 10, 2021

CHERYL RENEE STONE
Notary Public - Seal
State of Indiana
Marion County
My Commission Expires Dec 10, 2021

Ronald Peden

Ronald Peden- Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Ronald Peden** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on April 14, 2017.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Kathy Wells by Ron Peden

Kathy Wells - Grantor, by Ronald Peden, Attorney-In-Fact

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, **Ronald Peden** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kathy Wells**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 20 17.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Duane Peden by Ron Peden

Duane Peden - Grantor, by Ronald Peden, Attorney-In -Fact

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, **Ronald Peden** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Duane Peden**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 20 17.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Sharmaine Peden by Ron Peden

Sharmaine Peden - Grantor by Ronald Peden, Attorney-In-Fact

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, **Ronald Peden** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sharmaine Peden,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017, 20 17.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Carl Hazelwood by Ron Peden

Carl Hazelwood - Grantor by Ronald Peden, Attorney-In-Fact

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, **Ronald Peden** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Carl Hazelwood,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Christopher Hazelwood by Ron Peden

Christopher Hazelwood - Grantor by Ronald Peden, Attorney-In-Fact

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, **Ronald Peden** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Christopher Hazelwood**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Kenneth Peden Jr. by Vivian Brown Atty in fact

Kenneth Peden, Jr. - Grantor by Vivian Brown, Attorney-In-Fact

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, **Vivian Brown,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kenneth Peden, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

This instrument is executed on behalf of **Kathy Wells** by **Ronald Peden,** pursuant to a Power of Attorney executed by her on the 5th day of April, 2017, of record in Instrument No. 20170420-0038770, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Duane Peden** by **Ronald Peden,** pursuant to a Power of Attorney executed by him on the 5th day of April, 2017, of record in Instrument No. 20170420-0038771, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Sharmaine Peden** by **Ronald Peden,** pursuant to a Power of Attorney executed by her on the 11th day of APRIL, 2017, of record in Instrument No. 20170420-0038772, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Carl Hazelwood** by **Ronald Peden,** pursuant to a Power of Attorney executed by him on the 8th day of April, 2017, of record in Instrument No. 20170420-0038773, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Christopher Hazelwood** by **Ronald Peden,** pursuant to a Power of Attorney executed by him on the 5th day of April, 2017, of record in Instrument No. 20170420-0038774 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Kenneth Peden, Jr.** by **Vivian Brown,** pursuant to a Power of Attorney executed by him on the 17th day of April, 2017, of record in Instrument No. 20170420-0038768, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

EXHIBIT "A"

To
Warranty Deed

FROM: Cheryl Fitzgerald, Rosalyn Smith, Karen Smith, Calvin Smith Jr., Tracy Smith, Kathy Wells, Ronald Peden, Alicia Peden, Duane Peden, Sharmaine Peden, Carl Hazelwood, Christopher Hazelwood, Kenneth Peden Jr., Ronald Peden, and Brenda Hood, Guardian for minor Child Ryce Hood

TO: Key City Properties, LLC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ronald Peden, Affiant

Vivian Brown, Affiant

Sworn to and subscribed before me this 12th day of April, 2017.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "B"

LETTERS OF PERMANENT GUARDIANSHIP

Cause No. 49D08-0710-GU-042833

State of Indiana, Marion County, Sct:

To Whom These Presents Shall Come—Greetings:

I, **Elizabeth L. White**, Clerk of the Marion Superior Court, Probate Division, within and for the County of Marion in the State of Indiana, do hereby certify that Vivian Denise Brown has been duly appointed by the Judge of the Marion Superior Court, Probate Division, of said County, Permanent Guardian of the person of Ronald Dwayne Peden, said Guardianship to extend until terminated by order of the Court, and Vivian Denise Brown, having duly qualified and given any required bond as such Permanent Guardian, is duly authorized to take upon herself the performance of the duties of the trusts of such Permanent Guardianship, according to law.

Witness my hand and seal of said Court, this 2nd day of November, 2007.

By: Elizabeth L. White

Clerk, Marion County Superior Court,
Probate Division

State of Indiana, Marion County, Sct:

I, **Elizabeth L. White**, Clerk of the Marion Superior Court, Probate Division, within and for said County and State, for same being a Court of Record, and having within the County aforesaid exclusive probate jurisdiction, do hereby certify the foregoing to be a true and complete copy of Letters of Permanent Guardianship granted and issued to Vivian Denise Brown on the person of the above named, that said letters are still in force, and all legal acts of said Guardian entitled to full faith and credit, as fully appear from the records of said Court in my custody as said Clerk, and on file in my office.

In testimony Whereof, I hereunto Subscribe my Name and affix the Seal of said Court, at the City of Indianapolis, Indiana this 2nd day of November, 2007.

By: Elizabeth L. White

Clerk, Marion County Superior Court,
Probate Division