TM178815

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $179,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of May, 2017.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170040154 DEEDWARR
Recvd: 05/11/17 09:20 2 pgs
Fees:13.00 Taxes:662.30
20170511-0046711

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Emily Peck		09606007201
(NAME)	(NAME)	
2808 McCampbell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $179,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Aimee Lynne Tenaglia, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Emily Peck**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being a portion of a reserved parcel shown on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for said County, and described according to survey made by John B. Kohl, III, Registered Land Surveyor dated May 5, 1976, Job No. W2-1026-F, as follows:

Beginning at a point in southeasterly margin of McCampbell Avenue, said point being located northeastwardly 207.8 feet from a concrete monument at the northerly terminous of the curve connecting the southeasterly margin of McCampbell Avenue and the northeasterly margin of Surrey Road; thence south 31 deg. 48' east 91.3 feet and south 2 deg. 58' east 77.7 feet to the center line of a T.V.A. Easement: thence with the center line of said T.V.A. Easment north 83 deg. 49' east 83 feet to the easterly line of said reserved parcel northwardly 239 feet, more or less, to southeasterly margin of McCampbell Avenue South 82 deg. 12' west 175 feet to the point of beginning.

The "reserved" status of the subject property has been deleted and the plan of Donelson Heights of record in Book 1424, Page 35, said Register's Office, has been amended accordingly by action of the Metropolitan Planning Commission as refelcted in the Instrument to Amend Reserve Parcel Status, of record in Instrument No. 20091008-0093866, said Register's Office.

Being the same property conveyed to Aimee Lynne Tenaglia by deed from Mary E. Monty, an unmarried woman, dated October 16, 2009, of record in Instrument No. 20091022-0097555, said Register's Office.

This property is __unimproved _X_improved property known as: 2808 McCampbell Avenue, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of May, 2017.

Aimee Lynne Tenaglia

Aimee Lynne Tenaglia

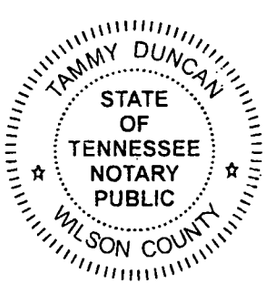
STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 8th day of May, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122