THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 590,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2017. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-23976A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith R. Garrett	Owner	MAP
1715 6th Avenue North	698 Brass Lantern Pl.	PARCEL 081-08-4N-002.00-CO
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Raymond L. Peden and wife, Sabrina Peden**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith R. Garrett**

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:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Herron Townhomes, field as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Herron Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150324-0025373, as amended in Instrument No. 20150625-0060891 and second Amendment recorded in Instrument No. 20151209-0123768, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mason J. Herron and wife Emily C. Herron by Warranty deed from Carl J. Strassle and wife, Sandra Strassle of record in Instrument No. 20130827-0090224 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on August 27, 2013.

Being the same property conveyed to Raymond L. Peden and wife, Sabrina Peden by Warranty deed from Mason J. Herron and Wife, Emily C. Herron of record in Instrument No. 20151211-0124795 Register's Office for Davidson County, Tennessee, dated December 7, 2015 and recorded on December 11, 2015. (Value of consideration shown in aforementioned deed $580,000.00.)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1715 6th Avenue North, Nashville, TN 37208.**

Bill Garrett Davidson County
Batch# 14350 **DEEDWARR**
10/17/2017 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20171017-0106230

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 _____ hand( ) this the 14 day of October, 2017.

Raymond L. Peden

Sabrina Peden

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond L. Peden** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of October, 2017.

My Commission expires: 01/13/2021

Notary Public

SAGAR BALKRUSHNA PATEL
COMMISSION # 2179428
Notary Public - California
ORANGE COUNTY
My Comm Expires Jan 13, 2021

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sabrina Peden** 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 of the purposes therein contained.

Witness my hand and official seal this the 14 day of October, 2017.

My Commission expires: 01/13/2021

Notary Public

SAGAR BALKRUSHNA PATEL
COMMISSION # 2179428
Notary Public - California
ORANGE COUNTY
My Comm Expires Jan 13, 2021