Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-0875

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 24, 2018

Notary Public

Commission Expires: 07/06/20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-18-2605

Karen Y Johnson Davidson County
Batch# 146227 DEEDWARR
09/27/2018 03:32:20 PM 2 pgs
Fees: $13.00 Taxes: $824.73

20180927-0096053

Address of New Owner	Send Tax Bills To:	Map & Parcel
David J. Pederson, Jr. and Michelle D. Fugate Pederson 2605 Mountain Laurel Drive Nashville, TN 37013	NEW OWNER	149-06-0-044.00

WARRANTY DEED

FOR AND IN 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/WE,

Lavinia A. Long, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David J. Pederson Jr. and Michelle D. Fugate Pederson, husband and wife

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 Lot No. 56, on the plan of Pebble Creek Subdivision, Section 5-A, recorded in Book 5210, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lavinia A. Long, unmarried, by Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., dated 7/12/02 and recorded 12/17/02 in Instrument No. 20021217-0155486, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20180927-0096053, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2605 Mountain Laurel Drive, Nashville, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the September 24, 2018.

Lavinia A Long by Rachelle Nicole Price Attorney in Fact
Lavinia A. Long by Rachelle Nicole Price,
Attorney in Fact

Lavinia A. Long by Pamela Diane Griffin Attorney in Fact
Lavinia A. Long by Pamela Diane Griffin,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachelle Nicole Price,** 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, and who further acknowledged that she is the attorney in fact for **Lavinia A. Long** and that she is authorized by **Lavinia A. Long** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of September, 2018.

(Notary Seal) KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9·22·20

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Diane Griffin,** 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, and who further acknowledged that she is the attorney in fact for **Lavinia A. Long** and that she is authorized by **Lavinia A. Long** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of September, 2018.

(Notary Seal) KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9·22·20