This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Lesley Merrell Dorris

TO: Emily Rose Wheeler, LLC
3800 Nebraska Ave.
Nashville, TN 37209

MAP & PARCEL:
090-12-0-077.00

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 224954 DEEDWARR
05/02/2019 02:08:16 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20190502-0041111

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Lesley Merrell Dorris (n/k/a Merrell D. Peck), Grantor herein; have bargained and sold and by these presents do convey unto Emily Rose Wheeler, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Charlotte Park, Section I, as of record in Plat Book 2663, pages 2 thru 6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Lesley Merrell Dorris, an unmarried woman, from Nancy L. Anness, unmarried, by Warranty Deed dated May 28, 2013 and recorded May 29, 2013 of record as Instrument No. 20130529-0053851, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Charlotte Park, Section I of record in Book 2663, pages 2-6, Register's Office of Davidson County, Tennessee; all setbacks, easements, restrictions and other matters as shown on the plat of record for West Nashville Annex of record in Book 332, page 11, said Register's Office, including but not limited to the public utility easement and the TVA transmission line shown thereon; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 9743, page 820, said Register's Office; Warranty Deed of Flowage Easement granted to United States of America of record in Book 2142, page 313, said Register's Office; Easement granted to Tennessee Electric Power Company of record in Book 787, page 15, said Register's Office; Easement granted to Tennessee Electric Power Company of record in Book 787, page 10, said Register's Office; Agreement between Consolidated Developers, Inc. and City of Nashville of record in Book 2593, page 566, said Register's Office; and all other matters of record.
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> This is improved property known as 620 American Road, Nashville, 37209 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Scott R. Peck joins in this instrument and does hereby convey to the Grantee any interest he may have in the above-described property as the spouse of Lesley Merrell Dorris (n/k/a Merrell D. Peck), however, he does not join in the warranties herein.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 18th day of April, 2019.

Merrell D. Peck (f/k/a Lesley Merrell Dorris)

Scott R. Peck

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Merrell D. Peck (f/k/a Lesley Merrell Dorris) and Scott R. Peck, the within named 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, at office, this the 18th day of April, 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/12/21

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

SWORN to and subscribed before me,

this the 16 day of April, 2019.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022