(1)

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/08 11:09 2 pg
Fees:13.00 Taxes:1783.03

20080721-0074429

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Timothy E. Peck** | COUNTRYWIDE BANK, FSB | |
| (NAME) | (NAME) | **MAP 104-070** |
| **3001 Blakemore Avenue** | 3011 ARMORY DR., STE. 120 | |
| (ADDRESS) | (ADDRESS) | **PARCEL 09200** |
| **Nashville, TN 37212** | NASHVILLE TN 37204 | |
| (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, **MICHAEL T. VIVELO AND WIFE, MARY A. VIVELO** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY E. PECK AND WIFE, ROBIN L. PECK,** 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. 6, Block "2", on the Plan of Fairfax Place, of record in Plat Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Vivelo and wife, Mary A. Vivelo by Warranty Deed from Susan S. Garner Russell, married, of record in Instrument No. 20011016-0112456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Plat Book 547, page 137 and 138, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3001 Blakemore Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 18th day of July, 2008.

Michael T. Vivelo

Mary A. Vivelo

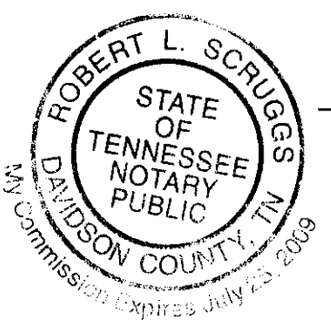
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Michael T. Vivelo and wife, Mary A. Vivelo the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 2008.

Commission expires:




Notary Public