State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2009.

Notary Public: Devon J. Sutherland
My Commission Expires: 11/20/12

BILL GARRETT, Davidson County
Trans:T20090072659 DEEDWARR
Recvd: 10/26/09 15:46 2 pgs
Fees:13.00 Taxes:647.50
20091026-0098714

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Joey A. Casey 740 Piccadilly Row Antioch, TN 37013	Wells Fargo Home Mortgage P. O. Box 11701 Newark, NJ 07101-4701	135140A01300CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bryan Peddy, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joey A. Casey, a single person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 13, Phase Two on the Plan of Pinnacle Point of record in Plat Book 6900, Page 140 & 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bryan Peddy, an unmarried man by Warranty Deed from Lisa M. Peddy, a single person, dated July 15, 2003, recorded July 17, 2003, in Instrument Number 20030717-0100574, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2010 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6900, Page 140 & 141, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6405, Page 169, Book 7032, Page 733, Book 7067, Page 739, Book 10097, Page 390, Book 7065, Page 959, Instrument Number 20010504-0046047, Instrument Number 20010504-0046047, Instrument Number 20010504-0046048, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

By-Laws of record in Book 7032, Page 761, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Book 7032, Page 730, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Homeowners Association of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.

Sewer easement set forth in the instrument recorded in Book 7097, Page 158, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 740 Piccadilly Row, Antioch, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of October, 2009.

Bryan Peddy

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Bryan Peddy**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of October, 2009.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075