BILL GARRETT, Davidson County
Trans:T20100019135 DEEDWARR
Recvd: 04/01/10 13:35 2 pgs
Fees:13.00 Taxes:1211.75
20100401-0024535

STATE OF TENNESSEE)
COUNTY OF ~~SHELBY~~ Davidson AE)

The actual consideration or value, whichever is greater, for this transfer is $327,500.00

Affiant

Subscribed and sworn to before me, this 1st day of ~~March~~ April AE 2010.

Notary Public

My Commission Expires: 3/4/13

ASHLEY Y. ELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen T. Peake and Rebecca J. Peake 8121 Middlewick Lane Nolensville, TN 37135	J. Phillip Jones One Vantage Way, Suite C-205 Nashville, TN 37228	186-04-0-A-046.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, RYAN T. BERTUL AND WIFE, AMY K. BERTUL, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto STEPHEN T. PEAKE AND REBECCA J. PEAKE, 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. 156 on the Final Plat of Burkitt Place, Phase 1-A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan T. Bertul, Unmarried and Amy K. Hocker, Unmarried, as Tenants in Common with Rights of Survivorship, by Warranty Deed from The Craig Company, dated August 24, 2007, of record in Instrument No. 20070828-0103097, Register's Office for Davidson County, Tennessee. The said Ryan T. Bertul and Amy K. Hocker having since married, Amy K. Hocker is now known as Amy K. Bertul.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No. 20060315-0029571 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee; (2) Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 200760202-0014304, Register's Office for Davidson County, Tennessee; (3) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee;

(4) Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee; (5) PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee; (6) Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennessee; (7) All assessments and taxes due in 2010 and thereafter, which the Grantees assume and agree to pay.

This property is improved property known as 8121 Middlewick Lane, Nolensville, Tennessee 37135.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to 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 my hand this 31 day of March, 2010.

RYAN T. BERTUL

AMY K. BERTUL,
Formerly AMY K. HOCKER

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN T. BERTUL and AMY K. BERTUL, the within named bargainors, 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.

Witness my hand and official seal, this 31st day of March, 2010.

Notary Public

My Commission Expires: _____

TIMOTHY D. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. 07-06-2013