Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$402,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of April, 2010.

Notary Public
My Commission expires: 4·15·12
(Affix Seal)

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brett A. Doyle	finwork Mtg, LLC	118-01-0-245.00
1007 Paris Avenue	2508 21st Ave S	
Nashville, TN 37204	Nash., TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Benji Adair Peck and spouse, Katherine Vann Peck**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brett A. Doyle, single man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 87 on the plan of L.G. Noel's Section Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 87 fronts 50.0 feet on the southerly side of Paris Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Benji Adair Peck and spouse, Katherine Vann Peck, by deed from Clifford M. Lippard and spouse, Adrienne L. Newman Lippard, on November 14, 2005, of record in Instrument Number 200511160138628, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, page 77, Register's Office Davidson County, Tennessee.

This is improved property known as: **1007 Paris Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 15, 2010.

Benji A. Peck

Katherine V Peck
Katherine V. Peck

BILL GARRETT, Davidson County
Trans: T20100025229 DEEDWARR
Recvd: 04/28/10 09:48 2 pgs
Fees: 13.00 Taxes: 1487.40
20100428-0032094

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Benji Adair Peck and Katherine Vann Peck** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 15, 2010

My commission expires 4·15·12

Elizabeth Maison
Notary Public

