BILL GARRETT, Davidson County
Trans:T20100041097 DEEDWARR
Recvd: 07/06/10 09:38 2 pgs
Fees:13.00 Taxes:670.59

20100706-0052529

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $181,240.00

Subscribed and sworn before me this the 28th Day of June, 2010

Affiant

(Affix Seal)

Notary Public

My Commission Expires: 1-6-14

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE

WARRANTY DEED

2010194

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:

Mark A. Peckham
2552 Somerset Drive
Nashville, TN 37217

Send tax bills to:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

MAP 135-16-A, Parcel PARCEL 93

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gus Leon Lewis and Lucy H. Lewis

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Mark A. Peckham, married

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 104 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, as of record in Book 5200, pages 186 through 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gus Leon Lewis and Lucy H. Lewis by Warranty Deed from Bank of New York as Trustee dated 11/10/03 of record in Instrument Number 20031119-0168834. Register's Office for Davidson County, Tennessee.

Subject to the following:

Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of said Subdivision of record in Plat Book or Instrument No. 5200, Page 186-189 Register's Office for Davidson County, to which reference is hereby made.

Charter of Homeowners Association of record in Book 4828, page 434 and Charter of Nashboro Village Sites 8, 9, and 10 Homeowners Association, Inc. of record in Book 5576, page 419, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions contained in instrument of record in Book/Instrument 4827, page 14; Book 5465, page 561; Book 5588, page 429; and Book 7551, page 907, Register's Office for said County, to which reference is hereby made.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee/

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 2552 Somerset Drive, Nashville, TN, 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 28th Day of June, 2010

Gus Leon Lewis

Lucy H. Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Gus Leon Lewis and, Lucy H. Lewis, 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 28th Day of June, 2010

Notary Public

My Commission Expires:
1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY