WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/10 11:00 3 pgs
Fees:18.00 Taxes:395.90
20101203-0096480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11/30/10

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Marcum and Megan Marcum	SunTrust Mortgage Inc	MAP-PAR 16210016400
(NAME)	(NAME)	
545 Brook View Estates Dr.	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Baltimore MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Matthew Thomas Peach, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth Marcum and wife, Megan Marcum,** HEREINAFTER CALLED THE GRANTEE(S), 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. 169 on the Plan of Brook View Estates, Section 2, as of record in Book 4460, page 163, said Register's Office.

Said Lot No. 169 fronts 80.0 feet on the northerly side of Brook View Drive and runs back 114.46 feet on the westerly line and 149.71 feet on the easterly line to a line in the rear which measures 117.31 feet thereon.

Being the same property conveyed to MATTHEW THOMAS PEACH, by deed from CHARLES MICHAEL LEWIS, UNMARRIED, AND CHARLES BENZ LEWIS, MARRIED, of record as Instrument No. 20061009-0124913, dated October 6, 2006, said Register's Office.

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 my/our hand(s) this day 11/30/10.

Matthew Thomas Peach

Matthew Thomas Peach, Seller

Angela Peach

Angela Peach

Angela Peach is signing to convey any and all marital interest she may have in subject property.
This is the improved property known as: 545 Brook View Estates Dr, Antioch, TN 37012

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Matthew Thomas Peach and Angela Peach the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 11/30/10.**

My Commission Expires: MAR 10 2012

Maxine J. Rucker

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).