BILL GARRETT, Davidson County
Trans:T20110014426 DEEDWARR
Recvd: 03/10/11 10:17 3 pgs
Fees:18.00 Taxes:188.70
20110310-0019133

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $51,000.00. Affiant Subscribed and sworn to before me, this 9th day of March, 2011. Notary Public My Commission Expires: 11/5/2014

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Peachtree Hills, L.L.C. 525 Holt Valley Road Nashville, TN 37221	SAME	128 11 0 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER D. O'REAR AND WIFE, LYNDA D. O'REAR**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **PEACHTREE HILLS, L.L.C.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Holt Meadows, of record in Book 4300, page 174, said Register's Office.

Said Lot No. 11 fronts 100.0 feet on the Southeasterly margin of Holt Valley Road and extends back 102.51 feet on the northeasterly line and 121.18 feet on the southwesterly line to a broken line in the rear, measuring 124.05 feet thereon.

Being the same property conveyed to Christopher D. O'Rear and wife, Lynda D. O'Rear by deed dated May 28, 1996, from Sherri Rademacher and husband, Jeffrey Rademacher, of record in Book 10074, page 45, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4300, page 174, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants on Plan of Holt Meadows of record in Book 4767, page 930, Register's Office for Davidson County, Tennessee

This is improved property known as: **525 Holt Valley Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7 day of March, 2011.

Christopher D. O'Rear

Lynda D. O'Rear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER D. O'REAR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of March, 2011

(Seal)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commissio...14

Notary Public

My Commission Expires

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNDA D. O'REAR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of March, 2011

(Seal)



Notary Public

My Commission Expires: _____