WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$217,500.00.** S Gaines Affiant Subscribed and sworn to before me, this the 31st day of May, 2011. Rachel Neal Notary Public My commission expires: 07/08/13 (AFFIX SEAL)

Rachel Neal NOTARY PUBLIC STATE OF TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey B. McCormick **Sarah M. McCormick**	New Owners	**MAP 146-11-O, PARCEL 107.00**
5042 Stillwood Drive		
Nashville, TN 37220		

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

Elmer Dean Peetz and Lois June Peetz, husband and wife, as the heirs at law of Dean M. Peetz, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey B. McCormick and wife, Sarah M. McCormick

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. 170 on the Plan of Section One Revised, Crieve Hall Estates, of record in Book 1835, Pages 122-124, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Dean M. Peetz and Ann C. Baud, as tenants in common with the right of survivorship, by Deed from William P. Barnes and wife, Paige F. Barnes, dated July 22, 1999, of record in Book 11586, Page 25, Register's Office for Davidson County, Tennessee, and further conveyed to Dean Peetz by Quitclaim Deed from Ann C. Baud, unmarried, of record in Instrument No. 20030409-0047266, Register's Office for Davidson County, Tennessee. Michael Dean Peetz died intestate, a resident of the State of Missouri, on September 3rd, 2010. His Estate is being administered under Case No. 10CG-PR00216, 32nd Judicial Circuit Court, for Cape Girardeau County, Missouri. An Ancillary Probate administration is being conducted in the Probate Court of Davidson County, Tennessee, under Case No. 11P-77. As the property is located in the State of Tennessee, the subject property passes in accordance with Tennessee law. The decedent was not married at the date of his death and left no lineal descendants, Accordingly, the property is vested in Elmer Dean Peetz, the father of the decedent, and Lois June Peetz, the mother of the decedent, as the heirs at law of the decedent.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **5042 Stillwood Drive, Nashville, TN 37220**

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 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.

BILL GARRETT, Davidson County
Trans:T20110032583 DEEDWARR
Recvd: 06/01/11 15:34 2 pgs
Fees:13.00 Taxes:804.75
20110601-0041871

Witness my/our hand(s) this **31st** day of **May, 2011.**

Elmer Dean Peetz
Elmer Dean Peetz

By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

Lois June Peetz
Lois June Peetz

By Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Elmer Dean Peetz and Lois June Peetz, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Elmer Dean Peetz and Lois June Peetz for the purpose therein contained, by signing the name of Elmer Dean Peetz and Lois June Peetz by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2011.

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN