03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 30th day of August, 2011.

Notary Public
My commission expires: 02/11/13

03-1108-37271

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald B. McPeak 6616 Burkitt Road Cane Ridge, TN 37013	New Owner	117-11-0-J 302.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine Mayberry Howard, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald B. McPeak and wife, Moonyene McPeak, hereinafter called the Grantees, their successors 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 Unit No. 302 on the Plan of The Hillmont Condominiums, established by the Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, Instrument No. 20050404-0035415 and Instrument No. 20050512-0053861, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Mayberry by deed from Kevin C. Covington dated October 30, 2006, recorded November 8, 2006 in Instrument No. 20061108-0138929, Register's Office for Davidson County, Tennessee. Katherine Mayberry having since married and is now known as Katherine Mayberry Howard.

Josh Howard, husband of Katherine Mayberry Howard, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2025 Woodmont Blvd., #302, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20110054247 DEEDWARR
Recvd: 09/01/11 13:42 2 pgs
Fees:13.00 Taxes:562.40
20110901-0067910

WITNESS my hand this 30th day of August, 2011.

Katherine Mayberry Howard

Katherine Mayberry Howard

Josh Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine Mayberry Howard and Josh Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of August, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013