THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11081053** BILL GARRETT, Davidson County Trans:T20110058284 DEEDWARR Recvd: 09/20/11 10:59 2 pgs Fees:13.00 Taxes:1313.50 20110920-0072736	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $355,000.00. Elaine C Williamson Affiant Subscribed and sworn to before me, this16th day of September, 2011. Mary Bourne Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: James J. McDowell, III and Melinda J. McDowell 808 Clematis Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10215004200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher R. Peck and wife, Kara F. Peck** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James J. McDowell, III and wife, Melinda J. McDowell** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 306, PLAN OF BROOK MEADE, SECTION IX, as shown on plat of record in Plat Book 2331, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher R. Peck and wife, Kara F. Peck by Warranty Deed from Jeffrey M. Wood and wife, Lisa N. Wood, recorded on the 20th day of November, 2002 in Instrument No. 20021120-0144293, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BROOK MEADE, SECTION IX, as recorded in Plat Book 2331, Page(s) 34 and 35.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2436, Page 553.

This is improved property located at 808 Clematis Drive Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2011.

Christopher R. Peck

Kara F. Peck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher R. Peck and Kara F. Peck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2011.

Notary Public

My Commission Expires: 9.9.14

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY