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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

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

Notary Public
My commission expires: 4/6/13

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

03-1108-37267

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachelle Peitscher 8253 Boone Trace Nashville TN 37221	Summer Bank & Trust 967-A Grassland Place Gallatin, TN 37066	126-15-0 B 190.00CO

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, Scott M. Moran and Katherine M. Radakovich, both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rachelle Peitscher, unmarried, 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 Lot No. 22 on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, amended in Instrument No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott M. Moran and Katherine M. Radakovich by deed from Susan L. Key, dated March 26, 2007, recorded April 3, 2007 in Instrument No. 20070403-0039992, Register's Office for Davidson County, Tennessee.

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 8253 Boone Trace, 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 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:T20110061698 DEEDWARR
Recvd: 10/04/11 12:09 2 pgs
Fees:13.00 Taxes:666.00
20111004-0076855

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

Scott M. Moran

Katherine M. Radakovich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott M. Moran and Katherine M. Radakovich, 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 September, 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