Loan # 117717650

This Instrument Prepared by:
Brokers Escrow Services, Inc.
200 Nashboro Blvd
P. O. Box 17116
Nashville, TN 37217

Prepared by information provided by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Send tax Bill to New Owner:
Christopher Peck
808 Clematis Drive
Nashville, TN 37205

Mortgagee:
Pinnacle National Bank
211 Commerce Street Ste 300
Nashville, TN 37211

Map: 118-1

Parcel: 262

For and in consideration of One Dollar and other good and valuable consideration, **Michael Michitti**, does hereby grant, quitclaim and convey unto **Christopher Peck**, all right, title and interest that he may have in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot number 22 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County. Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Michael Michitti, Christopher Peck, and Joseph Green, by deed from Mary Jenkins Hardin, of record in Instrument No. 20061011-0126262, Register's Office for Davidson County, Tennessee. Joseph Green conveyed his interest to Michael Michitti, and Christopher Peck, as tenants in common, each owning a ½ undivided interest, of record in Instrument No. 20090610-0054008, Register's Office for Davidson County, Tennessee.

This is improved property known as: 913 Caruthers Avenue, Nashville, TN. 37204

Subject to a Deed of Trust of record in Instrument No. 20061011-0126263, Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

BILL GARRETT, Davidson County
Trans:T20110076168 DEEDQC
Recvd: 12/02/11 12:11 2 pgs
Fees:12.00 Taxes:0.00
20111202-0094070

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

Witness my hand this the 17th day of November, 2011.

Michael Michitti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Michael Michitti, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2011.

NOTARY PUBLIC
My commission expires: 01/06/2015

NURIA MARTINA CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me this 17th day of November, 2011.

NOTARY PUBLIC

My commission expires: 2-17-14

JACKIE R. HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY