WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2012

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Eric Peck	U.S. BANK	084-01-0-106.00
(NAME)	(NAME)	
812 Roseview Drive	Box 20005	
(ADDRESS)	(ADDRESS)	~~3012-0004~~
Nashville, TN 37179	Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Auston G. Deville and Laura Deville, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Eric Peck, a single person, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Plan of Section One, Rose Estates of record in Book 3600, page 37, (incorrectly described as Book 3600, page 7, in previous deeds), Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Auston G. Deville by warranty deed of Pamela W. Klase and Dana W. Morphis, dated July 15, 2005, of record in Instrument No. 20050721-0085074, Register's Office of Davidson County, Tennessee. Also see property being conveyed to Auston G. Deville and Laura Deville, husband and wife, as joint tenants, by Quitclaim Deed from Auston G. Deville and Laura Deville, husband and wife, dated January 21, 2008, of record in Instrument No. 20080214-0014925, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. 2012 Tax a lien but not yet due and payable. Restrictive covenants of record in Book 3676, page 361 and Book 3707, page 356, Register's Office of Davidson County, Tennessee. Subject to all matters appearing on the plan of Section One, Rose Estates of record in Book 3600, page 37, said Register's Office. Sanitary sewer easement of record in Book 3432, page 86, said Register's Office.

This property, known as 812 Roseview Drive, Nashville, TN 37179
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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:T20120010202 DEEDWARR
Recvd: 02/10/12 09:13 2 pgs
Fees:13.00 Taxes:649.35
20120210-0011921

Witness my/our hand(s) this 31ST DAY OF JANUARY, 2012.

Auston G. Deville

Laura E. DeVille

Laura Deville

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Auston G. Deville and Laura Deville, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2012.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON