WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on May 29, 2012.

NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 05/31/12 10:39 3 pgs
Fees:18.00 Taxes:832.50
20120531-0047103

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lauren Peach 414 Normandy Circle Nashville, TN 37209	Churchill Mortgage Corporation 761 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	104 010 B0 059.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ariahn M. Ader, aka Ariahn Dowdy, and husband, Christopher Dowdy, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lauren Peach, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a certain condominium apartment Unit No. 414 on Lot No. 29 of the Normandy Place Condominiums, a Horizontal Property Regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Normandy Place Condominiums, of record under Instrument #20020214-0019862, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Normandy Place Condominiums, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862, said Register's Office, for a more complete description of said Unit.
>
> Being the same property conveyed to Ariahn Ader, an unmarried person, by Warranty Deed dated March 18, 2005 from John S. Piovarcy and Kelly E. Kirby Piovarcy (being the same person as Kelly E. Kirby), husband and wife, of record in Instrument No. 20050323-0031486, Register's Office for Davidson County, Tennessee.
>
> Ariahn Ader has since married and is now known as Ariahn Dowdy.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Christopher Dowdy joins in this conveyance for the purpose of conveying any marital interest he may have in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR

does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

WITNESS our hands on May 29, 2012.

Ariahn M. Ader
aka Ariahn Dowdy

Christopher Dowdy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 29, 2012, before me personally appeared Ariahn M. Ader, aka Ariahn Dowdy, and husband, Christopher Dowdy, to me known to be the person herein described the within named bargainors, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 29, 2012.

NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY