WARRANTY DEED

G-PP-12-913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Allison King
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2012.

Megan Paulus
Notary Public

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

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocklan W. King III	Reliant Bank	
913 Caruthers Avenue	(NAME) 1736 Carothers Parkway, Ste 100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood, TN 37027	118-1-262.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER PECK, A MARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROCKLAN W. KING III AND ALLISON K. KING, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 22, PLAN OF MONTROSE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 93, 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 BY QUITCLAIM DEED FROM MICHAEL MICHITTI TO CHRISTOPHER PECK AS RECORDED ON THE 2ND DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111202-0094070; QUITCLAIM DEED FROM JOSEPH GREEN TO MICHAEL MICHITTI AND CHRISTOPHER PECK, AS TENANTS IN COMMON, EACH OWNING A 1/2 UNDIVIDED INTEREST AS RECORDED ON THE 10TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090610-0054008 AND WARRANTY DEED FROM MARY JENKINS HARDIN AND HUSBAND, BRETT SHERIFF TO MICHAEL MICHITTI AND CHRISTOPHER PECK AND JOSEPH GREEN AS RECORDED ON THE 11TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061011-0126262, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE PROPERTY IS INVESTMENT PROPERTY FOR CHRISTOPHER PECK. THIS PROPERTY HAS NEVER BEEN USED AS A PRINCIPAL MARITAL RESIDENCE OF CHRISTOPHER PECK AND SPOUSE KARA PECK.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 93 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 913 Caruthers Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120041482 DEEDWARR
Recvd: 06/06/12 07:55 2 pgs
Fees:13.00 Taxes:1554.00
20120606-0049143

Witness my/our hand(s) this 31st day of May, 2012.

Christopher Peck

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Peck, the within named bargainor, with whom I am personally acquainted (or proved 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 May, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903