Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victor Hazelwood and wife, Elizabeth Hazelwood**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicolas Peaks, married and Hannah E. Peaks, his wife**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being all of Lot No. 3, on the Plat of a revised subdivision of Lots No. 3 and 4 of the East Nashville Golf Club Property, as of record in Book 547, page 138, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to Victor Hazelwood, married by deed from Renee Bellmer Butler, dated December 13, 2011 of record as Instrument Number 20111229-0101795, Register's Office for Davidson County, Tennessee. Property then conveyed to Victor Hazelwood and wife, Elizabeth Hazelwood by Quitclaim deed from Victor Hazelwood dated April 3, 2012 of record as Instrument Number 20120404-0028658, said Register's Office.

Being the same property conveyed to Gary A. Butler and Renee L. Bellmer, by deed of record dated June 28, 2000 in Instrument No. 20000705-0066652, Register's Office for Davidson County, Tennessee. The said Gary A. Butler have since died intestate leaving as sole heir, Renee Bellmer Butler reference Affidavit of Heirship of record in Instrument No. 20111229-0101794. The said Renee L. Bellmer is now known as Renee Bellmer Butler.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3516 Kennedy Avenue, Nashville TN, 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 19th day of July, 2012.

Victor Hazelwood

Elizabeth Hazelwood

BILL GARRETT, Davidson County
Trans:T20120053619 DEEDWARR
Recvd: 07/20/12 14:16 2 pgs
Fees:13.00 Taxes:495.80

20120720-0064064

State of Tennessee)
County of Davidson)

On this 19th day of July, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Victor Hazelwood and Elizabeth Hazelwood, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of July, 2012.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALWAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nicolas Peaks	Franklin American Mortgage Co.	72-3-239
3516 Kennedy Avenue	501 Corporate Centre Drive #400	
Nashville, TN 37216	Franklin, TN 37064	