This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Send Tax Bill to Owner:
Michael Wayne Peek
P O Box 148393
Nashville, TN 37214

Map & Parcel 85-09-0-001.00

BILL GARRETT, Davidson County
Trans:T20120055504 DEEDQC
Recvd: 07/27/12 15:18 1 pgs
Fees:12.00 Taxes:0.00
20120727-0066572

QUITCLAIM DEED

"PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION"

FOR AND IN CONSIDERATION of no monetary consideration, **Tara E. Peek** hereinafter called the "Grantor", bargained and sold , and by these presents, transfer and convey all right, title and interest that she they may have in and to the following described real property unto, **Michael Wayne Peek** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Knob Section, Lincoya Hills, of record in Book 2331, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael W. Peek and wife, Tara E. Peek, by Deed from Ray G. Ligon and wife, Mildred Gleaves Ligon, of record in Instrument No. 20061109-0139621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is improved property known as 3117 Hunter's Hill Road, Nashville, TN 37214

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.

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.

Whereever 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 her hand this the 26th day of July, 2012.

Tara E Peek

Tara E. Peek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 26th day of July, 2012.

NOTARY PUBLIC

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Michael Wayne Peek

AFFIANT

Subscribed and sworn to before me on this 26th day of July, 2012.

NOTARY PUBLIC

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015