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 087 00 0 106.00

BILL GARRETT, Davidson County
Trans:T20120055504 DEEDQC
Recvd: 07/27/12 15:18 1 pgs
Fees:12.00 Taxes:0.00
20120727-0066574

# 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 Fourth Civil District of Davidson County, Tennessee, described as follows:
Beginning at an iron pin located in the center of Earhart Pike being Clifford Graves' southeast corner; thence with the center of said Pike south 3° west 115 feet to an iron pin in the center of said Pike; thence north 78° 20' west 217.7 feet to an iron pin in M.P. Sullivan's east boundary line; thence north 3° 20' east 115 feet to the southwest corner of Clifford Graves property; thence south 78° 20' east 217 feet to the point of beginning.

Being the same property conveyed to Michael W. Peek, by Deed from Ronnie C. Mangrum and wife, Deborah L. Mangrum, of record in Book 4943, page 813, 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 3022 Earhart Rd, Hermitage, TN 37076

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