BILL GARRETT, Davidson County
Trans:T20120056930 DEEDWARR
Recvd: 08/02/12 09:25 2 pgs
Fees:13.00 Taxes:825.10
20120802-0068302

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $223,000.00

Angela Batson
Affiant

Subscribed and sworn to before me, this 30th day of July 2012

Michelle Marie Montague
Notary Public
My commission expires: 5/20/14

Address of New Owner:	Send Tax Bills to:	Tax Information
Travis L. Bischoff	Mortgage Investors Group	172-12-0B-338.00-CO
408 Cody Hill Cove	8320 E. Walker Springs Ln.	
Nashville, TN 37211	Knoxville TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Peak and wife, Donna Peak,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Travis L. Bischoff, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Bradford Hills, Section Fourteen of record in Plat Book 7900, Page 6, amended in Book 7900, page 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Peak and wife, Donna Peak by warranty Deed from Jennifer M. Lumsdon and John L. Lumsdon of record at Instrument No. 20091030-0100168, Register's Office for Davidson County, Tennessee, dated October 27, 2009.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 408 Cody Hill Cove, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 30th day of July, 2012.

James Peak

Donna Peak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Peak and Donna Peak,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of July, 2012.

Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012072183