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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12061099**<br><br>KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>My Commission Expires September 9, 2014 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $520,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of August, 2012.<br><br>Notary Public<br>My Commission Expires: _____ |

## WARRANTY DEED

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| Address New Owner:<br>Noble Properties<br>2526 Ashwood Avenue<br>Nashville TN 37212 | Send Tax Bills To:<br>New Owner<br>718 Thompson Ln Ste 108<br>Nashville, TN 37204 | Tax Information:<br>Tax Parcel ID No.<br>104-15-0-045.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Roger Peek II** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Noble Properties, Inc.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West 95 feet of Lot No. 74 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for said County.

Said part of Lot No. 74 fronts 95 feet on the Northerly side of West Ashwood Avenue and runs back between parallel lines 160.5 feet to the South line of Lot No. 87.

Being the same property conveyed by Special Warranty Deed from Shirley Allison Peek, unmarried to George Roger Peek, II as recorded on the 1st day of December, 1992 in Deed Book 8800, Page 323; Deed of Gift from George Roger Peek to George Roger Peek, II and Shirley Allison Peek as recorded on the 18th day of June, 1992 in Deed Book 8655, Page 351; Deed of Gift from George Roger Peek to George Roger Peek, II and Shirley Allison Peek as recorded on the 31st day of December, 1991 in Deed Book 8518, Page 462; Deed of Gift from George Roger Peek to George Roger Peek, II and Shirley Allison Peek as recorded on the 31st day of December, 1990 in Deed Book 8266, Page 476 and Installment Deed from Mildred Louise Chumbley Ozier and husband, J.R. Ozier to George W. Peek as recorded on the 24th day of August, 1943 in Deed Book 1274, Page 338, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.

This is improved property located at 2526 Ashwood Avenue Nashville TN 37212

BILL GARRETT, Davidson County
Trans:T20120058267 DEEDWARR
Recvd: 08/07/12 08:46 2 pgs
Fees:13.00 Taxes:1924.00
20120807-0070104

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 6th day of August, 2012.

George Roger Peek II

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Roger Peek II, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014