WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $172,500.00.

Misty L Stacey
Affiant

Subscribed and sworn to me on December 20, 2012 .

Todd A. Bricker
NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20120099930 DEEDWARR
Recvd: 12/31/12 11:12 3 pgs
Fees: 18.00 Taxes: 638.25
20121231-0120628

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25939SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
marshall Matthew Scott Peace, II Sherry M. Peace 6809 River Ridge Drive Nashville, TN 37221	New Owner	141-15-B-043.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Stacey and wife, Misty L. Stacey, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Marshall Scott Peace, II and wife, Sherry M. Peace, hereinafter called **"GRANTEES,"** 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. 245 on the Plan of Rolling River Estates, a Planned Unit Development, Phase III, recorded in Book 5200, page 81, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Michael Stacey and Misty L. Stacey, husband and wife, by Deed from Federal Home Loan Mortgage Corporation of record as Instrument No. 20100902-0069901 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 5200, page 81, in the Register's Office for Davidson County, Tennessee.
4. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, and supplement for Phase III of record in Book 5336, page 480, in said Register's Office.
5. Charter of Rolling River Estates, Inc., of record in Book 4892, page 671, amended in Book 8276, page 552, in said Register's Office.
6. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, in said Register's Office.
7. Conveyance of common area of Rolling River Estates, Inc., of record in Book 5689, page 652, in said Register's Office.

This property is also known as improved property located at 6809 River Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on December 20, 2012.

Michael Stacey by Misty L Stacey her attorney in fact

Michael Stacey

By: Misty L Stacey

Misty L. Stacey, Attorney In Fact

Misty L Stacey

Misty L. Stacey

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On December 20, 2012 , before me personally appeared Misty L. Stacey to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on December 20, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

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 Misty L. Stacey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael Stacey, as his Attorney in Fact, as the free act and deed of the within named Michael Stacey. POA of record @ Inst # 201212310120627 ROD CTN.

Witness my hand and official seal this 20th day of December 2012.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE