BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

R-VRES-13-5412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Fox	Pinnacle Bank (NAME)	
5412 Kentucky Avenue (ADDRESS)	150 3rd Ave So, Ste 900 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37201 (CITY) (STATE) (ZIP)	091-06-0-312.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RYAN S. PECK AND WIFE, DAWN E. PECK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID FOX AND CHARLES BRIAN FOX, TENANTS IN COMMON , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1321 AND 1323 OF BLOCK 184, PLAN NO. 1 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE (S) 74 AND 75, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 1321 AND 1323 FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF KENTUCKY AVENUE AND RUN BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 55TH AVENUE, NORTH, FORMERLY 14TH STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RYAN S. PECK AND WIFE, DAWN E. PECK BY WARRANTY DEED FROM MARIA C. ARGUELLO, A SINGLE PERSON OF RECORD AT INSTRUMENT NO. 20051108-0135312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 07, 2005 AND RECORDED ON NOVEMBER 08, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGES 74 & 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5412 Kentucky Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans:T20130011926 DEEDWARR
Recvd: 02/12/13 09:43 2 pgs
Fees:13.00 Taxes:397.75
20130212-0014257

Witness my/our hand(s) this 7th day of February, 2013.

Ryan S. Peck

Dawn E. Peck

STATE OF Tennessee
COUNTY OF Davidson

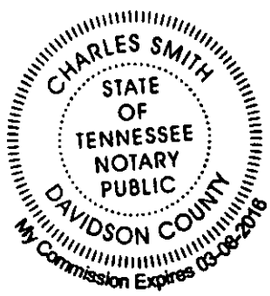
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan S. Peck and Dawn E. Peck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903