When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $22,575.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2013.

Notary Public
My commission expires: 9/22/14

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20130030524 DEEDWARR
Recvd: 04/15/13 11:02 2 pgs
Fees: 13.00 Taxes: 83.53
20130415-0036990

05-1303-65930

Address of New Owner:	Send Tax Bills to:	Tax Information
Eat a Biscuit, LLC c/o Aileen McCormick 905 Riverbend Road Nashville TN 37221	Eat a Biscuit, LLC c/o Aileen McCormick 905 Riverbend Road Nashville, TN 37221	081-07-0-399.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jared T. Peters, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eat a Biscuit, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Property (erroneously referenced in prior deed as: Cephas Woodard's Subdivision of Lots 5 & 6 of the Woodard Property), of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared T. Peters by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A, dated November 12, 2008, recorded December 2, 2008, of record in Instrument No. 20081202-0117010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1809 Cephas Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of April, 2013.

Jared T. Peters

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jared T. Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of April, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 7/8/2014

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY