Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

(1)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Todd A. Peck
2439 Kimberly Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Sarah G. Smith
2901 McGavock Pike
Nashville TN, 37214

MAP 73-8
GROUP
PARCEL 10.00

BILL GARRETT, Davidson County
Trans:T20130065248 DEEDWARR
Recvd: 07/31/13 08:50 3 pgs
Fees:18.00 Taxes:279.59
20130731-0079512

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah G. Smith, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Todd A. Peck and Royce A. Peck, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 281 on the Plan of Sunset View, Section 4, of record in Book 2854, page 63, Register's Office, Davidson County, Tennessee, and further described as follows:.

Beginning on the southerly margin of Kimberly Road at the corner of Lots Nos 281 and 282; thence with said road, eastwardly 90 feet to a concrete monument; thence south 10 deg 27' east 180.60 feet to a concrete monument; thence south 41 deg 28' west 117.80 feet to a concrete monument at the northeast corner of Lot No. 283; thence with the northerly line of Lot No. 283, northwestwardly 77.55 feet to a concrete monument at the most southerly corner of Lot No. 282; thence with the line between Lots Nos. 281 and 282 northwardly 199.9 feet to the point of beginning.

Being the same property conveyed to Sarah G. Smith, unmarried by deed dated December 14, 2012 from William R. Jontz and Barbara Ann Vandergrift, Co-Executors of The Last Will and Testament of Alvin Ray Carlton, deceased and Co-Trustees of the Carlton Family Trust established in The Last Will and Testament of Alvin Ray Carlton, deceased, with full power of sale and without the need for

joinder of the beneficiaries of said Trust of record in Instrument no. 20121219-0117057, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2439 Kimberly Drive, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 **16th** day of **July, 2013.**

Sarah G. Smith

Sarah G. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sarah G. Smith, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of July, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $75,565.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of July, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016