This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Edwin Best Peel, Jr.
1704 Castleman Drive
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel:
105-14C-052.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. Francene Kavin, Successor Trustee, John Lovecchio Family Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Edwin Best Peel, Jr.**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 832 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. Seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes shown on Exhibit "C" to the Declaration of Covenants of record in Instrument #20070604-0065994, for a more complete identification and description of said Unit.

Being the same property conveyed to John Lovecchio, a married man, by warranty deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument #20070817-0098516, Register's Office for Davidson County, Tennessee. John Lovecchio is now deceased; this property passed to the Trustee per Testimentary Trust as established in said Decedent's Last Will & Testament as probated in the Chancery Court for Williamson County, Tennessee, Docket #P-09-5430.

BILL GARRETT, Davidson County
Trans:T20140031381 DEEDWARR
Recvd: 05/07/14 09:01 3 pgs
Fees:18.00 Taxes:1153.48
20140507-0038737

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 2014 and subsequent years.

This is **improved** property known as **832 Hillview Heights, Nashville, Tennessee 37204.**

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, his heirs and assigns, forever, and, Grantor does covenant with the said GRANTEE that she islawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 **2nd** day of **May, 2014.**

R. Francene Kavin, Successor Trustee,
John Lovecchio Family Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **R. Francene Kavin,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the **Successor Trustee of the John Lovecchio Family Trust**, the within named bargainor, and that she as such Successor Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of May, 2014.

NOTARY PUBLIC

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 10/23/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $311,751.00.

Lynda K Lowe
AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2014.

R Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

File #14050012

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY