Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of October, 2014.

Notary Public

Commission Expiration: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20140079235 DEEDWARR
Recvd: 10/21/14 13:45 2 pgs
Fees: 13.00 Taxes: 643.80
20141021-0097032

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Anna M. Contreras 248 Summit Ridge Dr. Nashville, TN 37215	SunTrust Mortgage, Inc. 1001 Semmes Ave, RVW 5023 Richmond, VA 23224	-131050B24800CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary D. Peck, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna M. Contreras, unmarried**, 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:

Property known as 248 Summit Ridge Dr. Nashville, TN 37215, County of Davidson

The following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 248, as shown on the plan of Four Seasons Condominium, filed as Exhibit D to, and established by the Master Deed of record in Book 6841, Page 349 and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description, and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Book 5050, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary D. Peck, unmarried by deed from Jonathan L. Wai, married dated 08/07/09, filed of record in Instrument No. 200908140076756, said Register's Office.

Tax Map and Parcel ID is as follows 131050B24800CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 248 Summit Ridge Dr., Nashville, TN 37215

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 we do covenant with the said GRANTEES 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 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 20th day of October, 2014.

Gary D. Peck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2014, before me personally appeared Gary D. Peck, unmarried, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of October, 2014.



Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016