THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14092025** BILL GARRETT, Davidson County Trans:T20140090356 DEEDWARR Recvd: 12/03/14 08:21 2 pgs Fees:13.00 Taxes:2053.50 20141203-0110640	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me, this 1st day of December 2014. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephen Everard and Sandra Everard 3001 Blakemore Ave Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ SLBC Mortgage Corporation 9311 San Pedro Avenue, Ste. 450 San Antonio, TX 78257	Tax Information: Tax Parcel ID No. 10407009200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy E. Peck and Robin L. Peck, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEPHEN M. EVERARD AND SANDRA EVERARD, HUSBAND AND WIFE**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, BLOCK 2, PLAN OF FAIRFAX PLACE, as shown on plat of record in Plat Book 547, Pages 137-138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy E. Peck and wife, Robin L. Peck by Warranty Deed from Michael T. Vivelo and wife, Mary A. Vivelo, recorded on the 21st day of July, 2008 in Instrument No. 20080721-0074429, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 and 138.

This is improved property located at 3001 Blakemore Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Timothy E. Peck

Robin L. Peck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy E. Peck and Robin L. Peck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December 2014.

Notary Public

My Commission Expires: _____.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018