return to: John T. Cook, P.C
2927 Berry Hill Drive
FIle 26692-8 Nashville, TN 37204 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092003 DEEDWARR
Recvd: 12/09/14 12:07 2 pgs
Fees:13.00 Taxes:1498.50
20141209-0112668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF DECEMBER, 2014.

Ann Mosley
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eliot Kerner and Megan Sutton	Pinnacle Bank	083-04-0A-009.00
(NAME)	(NAME)	
2736 Greenside Place	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Five Thousand And No/100 Dollars ($405,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jimmy Peach, Jr. and Katy Peach, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eliot Kerner, an unmarried man, as to an undivided 50% interest, and Megan Sutton, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship,** 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 Davidson County, Tennessee, being Lot No. 9 on the Plan of First Amendment Greenside Park of record in Plat at Instrument Number 20120507-0039371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Jimmy Peach Jr. and Katy Peach, husband and wife, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, dated August 30, 2013 and recorded September 10, 2013 as Instrument No. 20130910-0095476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2736 Greenside Place, Nashville, TN 37206

File Number: SPH-142403

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, has 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 our hands this 5th day of December, 2014.

Jimmy Peach, Jr.

Katy Peach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Jimmy Peach, Jr. and Katy Peach, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2014.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: SPH-142403