WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 9.18.19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua John Peck and Lynn Crabtree Peck, Trustee of the Lynn Crabtree Peck Trust	New Owners	102-7A-43
(NAME) 9471 Winston Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160081416 DEEDWARR
Recvd: 09/16/16 12:17 2 pgs
Fees:13.00 Taxes:518.00
20160916-0097645

For and 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, I/we, **Shawn F. Meehan and Eric D. Glasser**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joshua John Peck, as to a 61.5% interest and Lynn Crabtree Peck, Trustee of the Lynn Crabtree Peck Trust, as to a 38.5% interest, as tenants in common**, 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 Unit No. F-2 of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominiums, of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of West Meade Condominium, for placement of Units, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Shawn F. Meehan, married, by deed from James H. Ivey and Judy C. Ivey, dated August 27, 2012, of record in Instrument No. 20120829-0077968, Register's Office for Davidson County, Tennessee. The property was further conveyed to Shawn F. Meehan and Eric D. Glasser, as tenants in common by deed from Shawn F. Meehan, married, dated February 18, 2013, of record in Instrument No. 20160916-0097644, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

This conveyance is subject to the following: (a) Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for said County; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5200, page 430, Register's Office for said County; (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4520, page 836, Register's Office for said County; (d) Encroachment Easement of record in Book 6561, page 90, Register's Office for said County; (e) Recreational Easement of record in Book 4552, page 507 Register's Office for said County; and (f) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8808, page 872, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike, Unit F-2, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of September, 2016

Shawn F. Meehan

Eric D. Glasser

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shawn F. Meehan and Eric D. Glasser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of September, 2016.

Notary Public

CHRISTINE L. LINDLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 9.18.17