This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Suite 6**
City, State, Zip:	**Brentwood, Tennessee, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3196**

BILL GARRETT, Davidson County
Trans:T20170030367 DEEDWARR
Recvd: 04/11/17 09:20 2 pgs
Fees:13.00 Taxes:3071.00
20170411-0035180

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carl Massaro and wife, Lori Evans,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Todd Phillip Peacock and Diandra Norelle Ayala-Peacock, husband and wife,** hereinafter "Grantee", 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 Lot No. 6 as shown on the map entitled The Glen Echo of record as Instrument Number 20071102-0129357, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl Massaro and wife, Lori Evans by Warranty Deed from Bob Haley, dated 10/07/2008 and filed for record on 10/14/2008 in Instrument Number 20081014-0103414, Register's Office for Davidson County, Tennessee.

This is improved property also known as 305 Chateau Glen Place, Nashville, Tennessee, 37215.

Map and Parcel: 117150G00600CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 4 day of April, 2017.

Carl Massaro -Grantor

Lori Evans -Grantor

STATE OF IDAHO
COUNTY OF Blaine

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Massaro and Lori Evans, 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 4th day of April, 2017.

(SEAL)

DAN COLE NOTARY PUBLIC STATE OF IDAHO

NOTARY PUBLIC
My commission expires: Dec 5, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$830,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5th day of ~~January~~ April, 2017.

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC Todd Phillip Peacock
S. NIXON PRESSLEY Affiant
My Commission Expires
February 10, 2021
STATE OF TENNESSEE NOTARY PUBLIC
My commission expires: 02/10/2021

Grantee(s) Name, Address:	Send Tax Statement To:
Todd Phillip Peacock & Diandra Norelle Ayala-Peacock	Branch Banking & Trust Co.
305 Chateau Glen Place	P.O. Box 2467
Nashville, TN 37215	Greenville SC 29602.