THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191224077**	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 29th day of January, 2020. Notary Public My Commission Expires: 10-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 357734 DEEDWARR
02/13/2020 09:50:20 AM 2 pgs
Fees: $13.00 Taxes: $643.80
20200213-0016580

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
CDH Properties, LLC 4825 Lynn Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 133-14-0-042.00

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, **Larry K. Peck and David R. Peck, as Successor Trustees of the John R. Peck and/or Avanell M. Peck Revocable Living Trust dated August 17, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CDH Properties, LLC**, ("Grantees"), its 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 No. 85 on the Plan of Elysian Park as of record in Book 2331, Page 32, Register's Office for said county.

Said lot No. 85 fronts 188 on the North side of Lynn Drive, and runs back 195 feet on the West line and 172 feet on the East line to a dead line in the rear on which it measures 153.5 feet.

Being the same property conveyed to John R. Peck and Avanell M. Peck, Trustees of the John R. Peck and/or Avanell M. Peck Revocable Living Trust dated August 17, 2006 by Warranty deed from John R. Peck and Avanell M. Peck, husband and wife of record in Instrument No. 20061025-0132426 Register's Office for Davidson County, Tennessee, dated August 17, 2006 and recorded on October 25, 2006.

The said Avanell M. Peck now being deceased on January 4, 2016 in Davidson County, Tennessee. The said John R. Peck now being deceased on December 29, 2018 in Rutherford County, Tennessee.

The said Larry K. Peck and David R. Peck are now designated as Joint Successor Trustees of the John R. Peck and/or Avanell M. Peck Revocable Living Trust dated August 17, 2006

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2435, Page 360, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4825 Lynn Drive Nashville TN 37211

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 29th day of January, 2020.

The John R. Peck and/or Avanell M. Peck Revocable Living Trust dated August 17, 2006

BY: Larry K. Peck Successor Trustee
Larry K. Peck, Successor Trustee

BY: David R. Peck, Successor Trustee
David R. Peck, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry K. Peck and David R. Peck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustees for The John R. Peck and/or Avanell M. Peck Revocable Living Trust dated August 17, 2006 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 29th day of January, 2020.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

