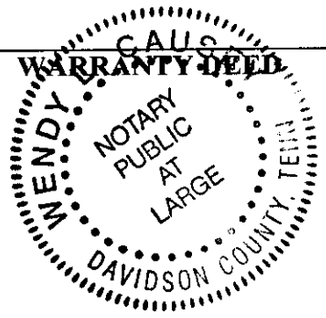



# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/09/01 12:47 2pgs
Fees:13.00 Taxes:458.80
20010809-0085854

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Sharifi | GreenPoint Mortgage Funding, Inc | Map 75 |
| (NAME) 4363 Baton Rouge Drive A&B | (NAME) PO Box 195005 | Group 07-0 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Charlotte North Carolina 28219-9925 | Parcel 141 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE,

Tom Peterson and Wife, Diane Peterson and Lisa Peterson*and Troy Haag, as Joint Tenants with Rights of Survivorship, a one-half undivided interest each, *Haag

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Sharifi, , an unmarried man,

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:

Being Lot No. 100 on the Plan of Highlands of Tulip Grove, Section 3-A, as of record in Plat Book 5210, Page 229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tom Peterson and Wife, Diane Peterson and Lisa Peterson and Troy Haag, as Joint Tenants with Rights of Survivorship, a one-half undivided interest each by deed from E. W. Wilkerson and Harry D. Bass of record in Deed Book 10269, page 549, Register's Office for said County.

The said Lisa Peterson having since married is now known as Lisa Peterson Haag.

Restrictive Covenants of record in Record Book 4793, Page 157; Record Book 4849, Page 767; Book 5028, Page 357; Book 6017, Page 179; Book 5020, Page 58 and Book 5545, Page 321, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4363 Baton Rouge Drive A&B, Hermitage, TN 37076

(House Number) (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 we do covenant with the said GRANTEES that we 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 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 my/our hand(s) this 31st day of July, 2001.

Lisa Peterson Haag by Linda Salts Attorney In Fact
Lisa Peterson

Tom Peterson by Linda Salts Attorney In Fact
Tom Peterson

Troy Haag by Linda Salts Attorney In Fact
Troy Haag

Diane Peterson by Linda Salts Attorney In Fact
Diane Peterson

STATE OF Tennessee
COUNTY OF Davidson

On this the 7/31/2001, before me personally appeared Linda Salts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tom Peterson and Wife, Diane Peterson and Lisa Peterson and Troy Haag, as Joint Tenants with Rights of Survivorship, a one-half undivided interest each, and who acknowledged that she executed the same as the free act and deed of the said Tom Peterson and Wife, Diane Peterson and Lisa Peterson and Troy Haag, as Joint Tenants with Rights of Survivorship, a one-half undivided interest each by virtue of that Power of Attorney, duly executed by the said Tom Peterson and Wife, Diane Peterson and Lisa Peterson and Troy Haag, as Joint Tenants with Rights of Survivorship, a one-half undivided interest each and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 7/31/2001

My Commission Expires: 5-28-2003

Notary Public Wendy L. Causey

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**File Number2106327**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122