Box 29

WARRANTY DEED

OLLIE MAE PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Return to:
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

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

Davidson County DEEDWARR
Recvd: 11/04/03 16:04 2pgs
Fees:13.00 Taxes:277.13

20031104-0161990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Eric Peterson	1st Trust Bank for Savings	Map 108-03
(NAME) 1000 Patio Drive	(NAME) P.O. Box 17257	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis Tennessee 38187-0257	Parcel 27.00
(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,
Robert F. Knee II and wife, Angela Michelle Knee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Steven Eric Peterson ,unmarried, 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 27 of Patio Villa Condominiums, Phase I, Section One and Two as of record in Book 5200, Page 451 and 458, Register's Office for Davidson County, Tennessee as described in the Master Deed establishing Horizontal Property Regime of Patio Villa Condominiums, of record in Book 5970, Page 829, as re-recorded in Book 6014, Page 978, Register's Office for Davidson County, Tennessee, being a horizontal property regime together will all rights, interest and appurtenances thereto, including but not limited to the undivided interests in the common elements thereof, as set out in aforesaid Master Deed of record in Book 5970, Page 829, as re-recorded in Book 6014, Page 978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert F. Knee II, unmarried by deed from Maureen R Mattingly, unmarried of record in Deed Book 11451, page 642, Register's Office for said County. Robert F Knee having since married Angela Michelle Knee

Angela Michelle Knee joins in this conveyance to convey any and all rights she may have in this property.

Restrictive Covenants of record in Book 6031, Page 493 (HOA) and Book 7266, page 827, Register's Office of said County.

Master Deed of record in Book 5970, Page 829 and Book 6014, Page 978, Register's Office for said County.

By-Laws as shown of record in Book 6406, Page 766, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1000 Patio Drive, Nashville, TN 37214

(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 October, 2003.

Robert F. Knee II

Angela Michelle Knee

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert F. Knee II and Angela Michelle Knee the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/31/2003

My Commission Expires:_____ Notary Public

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN

File Number23100093

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