Davidson County DEEDWARR
Recvd: 09/30/05 12:50 2 pgs
Fees:13.00 Taxes:777.00

20050930-0117791

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Susan Henderson	Susan Henderson	103-08-0
245 35th Avenue, North	245 35th Avenue, North	GROUP
Nashville, Tennessee 32709	Nashville, Tennessee 32709	PARCEL 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Ten Thousand Dollars and Zero Cents ($210,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christina Petersen, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Susan Henderson, unmarried, and Clifford Foster, unmarried, as Joint Tenants with Right of Survivorship, 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. 2 on the Plan of West Lake Re-Subdivision of the easterly part of Lot No. 349 as of record in Plat Book 3842, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Edward Huerkamp and wife, Christina Petersen, and Austin Petersen and wife, Vera Petersen, by deed dated June 28, 1995, from Barbara Alice Vienneau of record in Book 9713, page 914, Register's Office for Davidson County, Tennessee; the said Austin Petersen and wife, Vera Petersen, and Edward Huerkamp having since conveyed their interest in subject property to Christina Petersen by Quitclaim Deed dated March 23, 2004, of record as Instrument No. 20040330-0035249 in the Register's Office for Davidson County, Tennessee.

JOHN SCHLIMGEN, spouse of Christina Petersen, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

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 and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 4116 Westlawn Drive, Nashville, Tennessee 37209

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 do covenant with the said Grantees that I am 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 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, 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 hand this 28th day of September, 2005.

Christina Petersen

John Schlimgen

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Christina Petersen and John Schlimgen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee