Davidson County DEEDWARR
Recvd: 10/07/05 14:22 2 pgs
Fees:13.00 Taxes:1248.75
20051007-0121621

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Amy Elizabeth Peters
2720 Sharondale Court
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

117-03-0-077.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian J. Thiele, and Wife, Anna R. Thiele hereinafter referred to as Grantors, hereby transfers and conveys to Amy E. Peters, unmarried, hereinafter referred to as 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 part of Lot No. 15 on the Plan of Hillsboro Circle, of record in book 1130, Page 15, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 49.4 feet on the northerly margin of Sharondale Court and extends back 126.1 feet on the easterly line and 147.9 feet on the westerly line to a line on the rear on which it measures 102.2 feet and being the original Lot No. 15 as shown on said plat, less than portion of said lot conveyed to the State of Tennessee, by deed of record in Book 4741, Page 433, said Register's Office.

Being the same property conveyed to Brian Thiele, an unmarried man and Anna Richey, an unmarried woman by Warranty Deed from Susan F. Rockhill Cooper, married of record in Instrument No. 20030701-0090680, Register's Office for Davidson County, Tennessee.

Said property was further conveyed to Brian J. Thiele, and Wife, Anna R. Thiele by Quitclaim Deed from Brian Thiele, an unmarried man, and Anna Richey, an unmarried woman of record in Instrument No. 20040122-0008574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Book 1130, Page 15, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2720 Sharondale Court, Nashville, TN 37215.

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 26th day of September, 2005.

Brian J. Thiele

Anna R. Thiele

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brian J. Thiele, and Wife, Anna R. Thiele, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 26TH day of September, 2005.

Notary Public

My Commission Expires: 11/2/08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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