File No. 260301124

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/06 13:52 2 pgs
Fees:13.00 Taxes:280.90
20060403-0037578

BYLTHE BOND SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,920.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel C. Wright	Countrywide Home Loans	**082-030-153.00**
(NAME)	(NAME)	
212 Cleveland Street	6440 Southpoint PKWY #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jacksonville, FL 32216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERESA RENAN PETERS, being the sole surviving heir-at-law of FRANK THOMAS PETERS, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL C. WRIGHT, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 Lot No. 3 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 3106, Page 130, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Cleveland Street, at the corner of Lots 2 & 3; thence eastwardly with said Street, 44.58 feet to a monument at the beginning of a curve; thence around said curve in a southeasterly direction, 31.56 feet to the westerly margin of Stockell Street; thence southwardly along Stockell Street, 84.14 feet to a monument; thence westwardly 64.44 feet to the corner of Lots 2 & 3; thence northwardly along the line of said lots, 104 feet to the point of beginning.

Being the same property conveyed to Frank T. Peters and wife, Velma L. Peters, by deed from Glen Harrison Daniel and wife, Joyce A. Daniel, of record in Book 4271, Page 127, Register's Office for Davidson County, Tennessee. Velma L. Peters having since died February 20, 1993. Frank T. Peters also having since died intestate on November 17, 2001, a resident of Davidson County, Tennessee, survived by his only heir at law, Teresa Renan Peters, as evidenced by Affidavits of Heirship recorded in Instrument No. 20060403-0037576 **, in the Register's Office for Davidson County, Tennessee.** 20060403-0037577

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **212 Cleveland Street, Nashville, TN 37207**
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 March, 2006.

Teresa Renan Peters

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TERESA RENAN PETERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2006.

Notary Public

My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE