File No. 260801267

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Rutherford)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006

Notary Public

MY COMMISSION EXPIRES: 12/15/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/13/06 10:08 2 pgs
Fees:13.00 Taxes:518.00

20060913-0113236

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry G. Peterson	New Owner	164-06-0A-040
(NAME)	(NAME)	
4316 Summercrest Blvd. #507		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, We, **MainStreet Homes LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Larry G. Peterson and wife, Dinah L. Peterson with life estate to Jean A. Peterson**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. 40, on the Plan of Final Plat of Autumn Glen, Section I, A Condominium Regime, as shown by plat appearing of record in Instrument #200209260117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a part of the same property conveyed to Mainstreet Homes, LLC by Quitclaim Deed dated December 8, 2000 of record in Instrument #200108150088155, Register's Office for Davidson County, Tennessee.

This property is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Instrument # 200208230102072; Amended and re-stated Master Deed and By-Laws of record in Instrument # 200309290143614; Ingress and Egress Easement of record in Instrument #200212110153095; Public Utility Easement of record in Instrument #200208280104004; Right to use common area and Maintenance Agreement of record in Instrument #200103080021946; All matters shown on the plan of record in Instrument #200209260117438; all in the Register's Office for Davidson County, Tennessee.

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 4316 Summercrest Blvd. #507, Antioch, TN 37013
(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), Their 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), 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 our hands this 31st day of August, 2006.

Mainstreet Homes, LLC, a Tennessee limited liability company

By: Tammy Benefield

Attest:

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tammy Benefield with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Attorney-in-fact of Mainstreet Homes, LLC., a Tennessee limited liability company, the within named bargainor, and that she as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as said officer.

Witness my hand at office this 31st day of August, 2006.

Commission expires:

Notary Public

CASEY L. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 260801267
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129