WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/07 13:35 2 pg
Fees:13.00 Taxes:555.00
20070409-0041827

KIEL BOSCHELE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: December 12, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony E. Peterson	Same as new owner	148-7-18
(NAME)	(NAME)	
137 Luna Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, Donna S. Warren, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony E. Peterson, ** 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:

**and wife, Laura L. Peterson

Land in Davidson County, Tennessee, being Lot No. 622, Cherokee Hills, Section VI, as of record in Book 3842, Page 15, Register's Office for said County. Said Lot fronts 71 feet along the southerly margin of Luna Drive; thence back between parallel lines, each measuring 150 feet to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to Donna S. Warren and Anna Mae Campbell, as tenants in common, by Warranty Deed dated August 14, 2000, from Vera B. Gaylon Williams and husband, Thomas W. Williams, as of record in Instrument No. 20000815-0080931, Register's Office for Davidson County, Tennessee. The said Anna Mae Campbell has since died on May 9, 2006.

Ronald M. Warren joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 137 Luna Drive, Nashville, TN 37211

(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 our hands this 28th day of March, 2007.

Donna S. Warren

Donna S. Warren

Ronald M. Warren

Ronald M. Warren

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna S. Warren and Ronald M. Warren, 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 March, 2007.

Commission expires: November 14, 2009

Sarah Drenske

Notary Public

