PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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NASHVILLE, TN 37203

W & I Ref:(_____) Title No: 48730
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jed Peterson Kristen Peterson 7124 Riverfront Dr. Nashville, Tennessee 37221	SUNTRUST P.O. Box 78041 Baltimore, MD 21278

TAX MAP-PARCEL NUMBERS: 126160A45600CO

Davidson County DEEDWARR
Recvd: 06/25/07 12:50 2 pgs
Fees:13.00 Taxes:847.30
20070625-0075603

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Finan and spouse, Brooke E. Finan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jed Peterson and spouse, Kristen Peterson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Riverwalk Phase 3-B of record in Doc. No. 20060106-0002328, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian Finan and spouse, Brooke E. Finan by deed from the The Craig Company, a Tennessee Corporation of record in Doc. No. 20060724-0088987, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20060106-0002328, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Stormwater Detention Agreement of record in Doc. No. 20040826-0103240. Landscape Agreement of record in Doc. No. 20010919-0101280, said Register's Office. Declaration of road and utility access easements of record in Doc. No. 20010706-0072536, said Register's Office. Grant of Appurtenant Easement of record in Doc. No. 20060724-0088990 The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20011105-0121083, Doc. No. 20020424-0050565, Doc. No. 20040430-0049313 Doc. No. 20040506-0051985 Doc. No. 20060320-0031638 and By-Laws Doc. No. 20011105-0121083 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7124 Riverfront Dr., Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2027.

Brian Finan

Brooke E. Finan

State of TENNESSEE
County of DAVIDSON

On this 22nd day of June, 2027 , before me the undersigned authority, personally appeared Brian Finan and Brooke E. Finan , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 23, 20[illegible]

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Sworn and subscribed before me this the 22nd day of June, 2027

My Commission Expires: 6-26-27

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN