File No. 270600138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

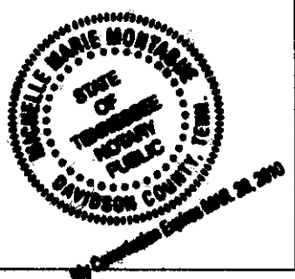
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 07/18/07 12:12 2 pgs
Fees:13.00 Taxes:698.93



20070718-0085503

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Peterson IV	Pinnacle Financial Corporation d/b/a Tri-Star Lending Group	Map 151-09-0A, Parcel 214.00
(NAME)	(NAME)	
6712 Ascot Drive	2611 Technology Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Orlando, FL 32804	
(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, Barney H. Paradise and Nina M. Paradise, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles C. Peterson IV, unmarried, 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:

BEING Lot No. 214 on the Final Plat of Phase 3, Section I, Long Hunter Chase, as shown by plat of record in Instrument No. 20001103-0109138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barney H. Paradise and Nina M. Paradise, husband and wife, by Warranty Deed from NVR Inc, A Virginia Corporation trading as Fox Ridge Homes, dated September 13, 2002, of record in Instrument No. 20020917-0113528.Register's Office for said County.

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 6712 Ascot Drive, 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 my/our hands this 13th day of July, 2007.

Barney H. Paradise

Nina M. Paradise

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Paradise, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barney H. Paradise and Nina M. Paradise, as their Attorney In Fact, under Power of Attorney bearing Inst. No. 20070718 0085502 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Barney H. Paradise and Nina M. Paradise, under said Power of Attorney.

Witness my hand and official seal at office in Rutherford County, Tennessee, this the 13th day of July, 2007.

My Commission Expires:
8/16/09

Connie Beard
Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 270600138
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167