RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/08 14:35 2 pg:
Fees:13.00 Taxes:980.50
20081112-0112066

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-26-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Brown and Kimberly P. Fant	Pinnacle National Bank	
(NAME) 1600 Rachaels Ridge	(NAME) 211 Commerce St. Suite 300	086 04 0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37201	040.00CO
(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, **SHERI A. PETERSON AND HUSBAND, SEAN M. PETERSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY A. BROWN AND KIMBERLY P. FANT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Being Lot No. 28 on the plan of Jackson's Grove, Phase Three, of record in Book 9700, page 988, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Sheri A. Peterson and husband, Sean M. Peterson by deed dated April 9, 2007 from Joseph R. Crum and wife, Jennifer K. Crum of record in Instrument No. 20070411-0043269, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed from Jennifer K. Crum of record in Instrument No. 20070411-0043270, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1600 Rachaels Ridge, Hermitage, TN 37076

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 31st day of October, 2008.

Sheri A. Peterson

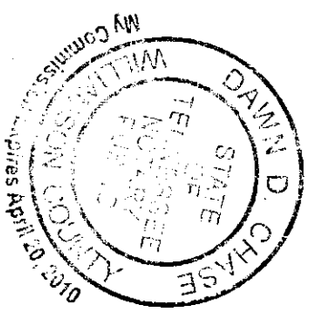
Sean M. Peterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheri A. Peterson and husband, Sean M. Peterson, the bargainor, 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 Franklin, Tennessee on this 31st day of October, 2008.

My Commission expires:



Notary Public