THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102221** Record & Return To: Commerce Title & Escrow, LLC 1812 Broadway Nashville, TN 37203 File No. RW-09-5415	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $183,500.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2009. Notary Public My Commission Expires: 01/07/2013

BILL GARRETT, Davidson County
Trans: T20090079786 DEEDWARR
Recvd: 11/24/09 10:25 2 pgs
Fees: 13.00 Taxes: 678.95
20091124-0107950

WARRANTY DEED

Address New Owner: Elizabeth F. Peterson 5415 Knob Rd Nashville TN 37209	Send Tax Bills To: Malcap Mortgage, LLC 115 Eastpark Dr., Suite 200 Brentwood TN 37027	Tax Information: Tax Parcel ID No. 10307006700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Neill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth F. Peterson**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 19, SECTION ONE, RICHLAND MEADOWS, as shown on plat of record in Plat Book 2083, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Heather Neill, a single person by Corporate Special Warranty Deed from Eureka, Inc. DBA The Relocation Center, recorded on the 18th day of August, 2005 in Instrument No. 20050818-0098480, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, RICHLAND MEADOWS, as recorded in Plat Book 2083, Page(s) 40, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5415 Knob Rd Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2009.

Heather Neill by Carol Jones, her attorney-in-fact

Heather Neill by Carol Jones, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol Jones,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Heather Neill,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of November, 2009.

Kate Rosenthal

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County