This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090083479 DEEDWARR
Recvd: 12/10/09 13:19 3 pgs
Fees:18.00 Taxes:1665.00
20091210-0112992

ADDRESS NEW OWNER:
Sean Peters
2901 Woodlawn Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, Michigan 48098

MAP	**117-2**
GROUP	
PARCEL	**158.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C. Gaelyn Garrett, a single person,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sean Peters and spouse, Sarika Peters**, 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:

LAND in Davidson County, Tennessee, being Lot No. 11, Block 2, on the Plan of a development of Stokes Tract, of record in Book 974, Page 24, Register's Office for said County.

SAID Lot No. 11, Block 2, which is a corner lot, fronts 100 feet on the southeasterly margin of Woodlawn Avenue and fronts 181 feet on the southwesterly margin of Sharondale Road, and extends back 181 feet on the southwesterly line and 100 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to C. Gaelyn Garrett, a single person, by Warranty deed from Carol R. Johnson, a married person, dated September 21, 2001, and recorded on September 27, 2001, of record in Document No. 20010927-0104805, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan of record in Book 974, Page 24, said Register's Office, shows an owner's certificate, a 60 foot minimum building set back line from Woodlawn Avenue.

This is **improved** property known as **2901 Woodlawn Drive, Nashville, Tennessee 37215.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **4th** day of **December, 2009.**

C. Gaelyn Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **C. Gaelyn Garrett, a single person**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of December, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me
on this 4th day of December, 2009.

NOTARY PUBLIC

DEBORAH N. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/2013