WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100020802 DEEDWARR
Recvd: 04/08/10 11:56 2 pgs
Fees: 13.00 Taxes: 2183.00
20100408-0026651

File No.: DMM-10-17

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Dane McClellan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2010

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Peterson	NEW OWNER	54-14-A-5.00 CO
(NAME)	(NAME)	
17 Harbor Cove Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **THOA DANG**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed, unto, **JEFFREY L. PETERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 5, BRANDYWINE HARBOR, as shown on plat of record in Plat Book 11700, Page 38, 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 Thoa Dang by Deed from Brandywine Harbor Properties, L.L.C., recorded on the 19th day of September, 2003 in Instrument No. 20030919-0138822, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 17 Harbor Cove Drive, Old Hickory, TN 37138
(House Number) (Street) (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 GRANTEES, 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 hand(s) this 5th day of April, 2010.

Thoa Dang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thoa Dang, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2010.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171