BILL GARRETT, Davidson County
Trans:T20100059710 DEEDWARR
Recvd: 09/22/10 13:02 2 pgs
Fees:13.00 Taxes:629.00
20100922-0075417

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010379

Send Tax Bills To:
Barry A. Peterson
5592 Gonzalez Ct.
Concord, CA 94521

New Owner is:
Barry A. Peterson
1200 Shelby Avenue
Nashville, TN 37206

MAP: 083-13-0

PARCEL: 251.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tom M. Aci and Devin Aci**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Barry A. Peterson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1200 Shelby Avenue, Nashville, TN 37206**

Land in the City of Nashville, County of Davidson, State of Tennessee, being Lot No. 75 of the Payne, Blakemore and Cummings Addition to East Nashville, of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 75 fronts 68 feet on the southerly side of Shelby Avenue and runs back between parallel lines, with the easterly margin of South 12th Street, 160 feet to an alley.

Being the same property conveyed to Tom M. Aci, married, by Warranty Deed from Investment Properties, LLC, dated 10-4-06 and recorded 10-11-06 in Instrument No. 20061011-0126202, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of September, 2010.

GRANTOR(S):

9-16-10
TOM M. ACI

9-16-20
DEVIN ACI

ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tom M. Aci and Devin Aci**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ~~17th~~ 16th day of September, 2010.

SHARON Y. KENNEDY
Commission # 1766682
Notary Public - California
Los Angeles County
My Comm. Expires Sep 9, 2011

Sharon Y. Kennedy
NOTARY PUBLIC
My Commission Expires: 9/9/11

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

AFFIANT

SWORN TO and subscribed before me this ~~17th~~ 16th day of September, 2010.

SHARON Y. KENNEDY
Commission # 1766682
Notary Public - California
Los Angeles County
My Comm. Expires Sep 9, 2011

Sharon Y. Kennedy
NOTARY PUBLIC
My commission expires: 9/9/11