BILL GARRETT, Davidson County
Trans:T20110011991 DEEDWARR
Recvd: 02/28/11 14:13 2 pgs
Fees:13.00 Taxes:407.00
20110228-0015976

Prepared By & Return To:
Prepared by:
Lakeside Title & Escrow, LLC
833A Wren Rd.
Goodlettsville, TN
37072
11-030

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 day of February, 2011.

Notary Public

Commission Expiration: 6.26-11

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Tina L. Peterman
328 Clearlake Drive, West
Nashville, TN 37217

SEND TAX BILLS TO:
Tina L. Peterman
328 Clearlake Drive, West
Nashville, TN 37217

MAP-PARCEL:
13610006800

WARRANTY DEED

FOR AND IN 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,

Cayce D. Papas as Successor Trustee of the Kathleen K. Seals Trust, dated the 4th day of June 2008, and amended and restated on the 6th day of April 2009

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tina L. Peterman

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. 455 on the Plan of Priest Lake Park Section 7A of record in Plat Book 5200 page 107, 108, and 109, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No 455 fronts 109.65 feet on the westerly margin of Clearlake Drive and extends back 124.54 feet on the northerly line and 140.64 feet on the southerly line to a dead line in the rear, measuring 90.45 feet thereon.

Being the same property conveyed to Kathleen K. Seals as Trustee of the Kathleen K Seals Living Trust by QC Deed from Kathleen K. Seals filed of record on 07/28/2008 in Instr 200807280076847, Register's office for Davidson County, Tennessee. Kathleen K. Seals having since died with Cayce D. Papas becoming the successor Trustee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **328 Clear Lake Drive, West, Nashville, TN 37217**

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 my hand this 23 day of February, 2011.

2/23/11

Cayce D. ~~Papas~~ as Successor Trustee

Pappas (C.P.)

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cayce D. Papas as Successor Trustee of the Kathleen K. Seals Trust,,** 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 within instrument for the purposes therein contained.

Witness my hand and official seal in Shelby County, Tennessee this 23 day of February, 2011.

Notary Public

CATHLEEN DENISE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Commission Expiration:

MY COMMISSION EXPIRES NOV. 21, 2012