WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: September 9, 2014 (AFFIX SEAL)

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 [illegible]oro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul C. Peterson	Pinnacle National Bank	Map 115-16
(NAME) 6143 Robin Hill Road	(NAME) 150 3rd Avenue So., Suite 900	Parcel 39
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TARA E. CAVAZOS AND HUSBAND, GARY CAVAZOS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL C. PETERSON AND KIMBERLY R. RAMKO, HUSBAND AND WIFE,** 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. 16 on the Plan of West Meade Farms, Inc. Section "B", as of record in Plat Book 1835, page 7, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Tara E. Cavazos and husband, Gary Cavazos, by deed from Andrew Page and Kristi Page, dated July 28, 2004, of record in Instrument No. 20040806-0094933, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 1835, page 7, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6143 Robin Hill Road, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (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 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.

BILL GARRETT, Davidson County
Trans:T20110059826 DEEDWARR
Recvd: 09/27/11 09:29 2 pgs
Fees:13.00 Taxes:5550.00
20110927-0074570

Witness our hands this 23rd day of September, 2011.

Tara E. Cavazos

Gary Cavazos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2011.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public