WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110062944 DEEDWARR
Recvd: 10/10/11 09:34 2 pgs
Fees:13.00 Taxes:321.90
20111010-0078440

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 07-21-2013

(AFFIX SEAL)

DAVID R.A. ROTTGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shana M. Whitton	SWBC Mortgage Corporation	165-14-0-153.00
(NAME)	(NAME)	
4884 Peppertree Dr.	5055 Maryland Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, I, George Peterson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shana M. Whitton, unmarried, 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 266, SECTION 14, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 501, 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 by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C. to George Peterson, Married as recorded on the 25th day of April, 2011 in Instrument No. 20110425-0031275; Trustee's Deed from Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee to The Secretary of Housing and Urban Development as recorded on the 25th day of August, 2010 in Instrument No. 20100825-0067114 and Warranty Deed from Baiz I. Hajibadri, unmarried to Phillip A. Adams, a single man as recorded on the 14th day of July, 2008 in Instrument No. 20080714-0071818, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 7982, Page 736, and restated in Book 8757, Page 607, Book 8911, Page 265 and as amended in Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 9664, Page 162, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 4884 Peppertree Dr., Antioch, TN 37013
(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.

Witness my hand this 30th day of September, 2011.

George Peterson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of September, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George Peterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

