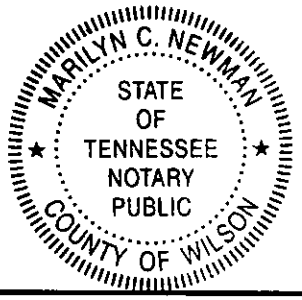
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Thomas D. Peterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-22-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas D. Peterson	SAME	042110B05300CO
(NAME)	(NAME)	
4240 Connecticut Ave		
(ADDRESS)	(ADDRESS)	
Kenner, LA 70065		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110064661 DEEDWARR
Recvd: 10/17/11 10:52 3 pgs
Fees:18.00 Taxes:292.30
20111017-0080428

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bret Andrews, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas D. Peterson and, Linda R. Trotter Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 603, as shown on the plan of Heritage Village Condominiums, Section Four, Phase One, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 4758, Page 179 and amended in Book 4808, Page 829, Book 6380, Page 989, Book 6484, Page 287, Book 6630, Page 247 and Instrument 200408040093767, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Bret Andrews by Deed from Kay R. Cunningham, First Alternate Successor Trustee of the Rayner Joint Revocable Living Trust, dated 04/11/2011 and filed for record on 04/12/2011 in Instrument 201104120028210, Register's Office for Davidson County, Tennessee. The said Kay Cunningham being one in the same as Kay R. Cunningham.

All matters as set forth per Plat Book 4460, Page 110, said Register's Office.

Master Deed and By-Laws filed for record in Book 4758, Page 179, said Register's Office. Said Masterdeed was amended of record in Book 4808, Page 829, Book 6380, Page 989, Book 6484, Page 287, Book 6630, Page 247, Instrument 200408040093767,said Register's Office.

Said By-Laws were amended of record in Book 9256, Page 848 and Instrument 200312290183195, said Register's Office.

Easement of record in Book 3573, Page 343, said Register's Office.

Deed of Conveyance of record in Book 4695, Page 521, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5515, Page 982, said Register's Office.

Stormwater Detention Agreement of record in Book 6979, Page 521, said Register's Office.

Power Of Attorney of record in Instrument 201105120036424, said Register's Office.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 603 Colony Trace Drive, Madison, TN 37115

(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 GRANTEE(S), their heirs and/or 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/or 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 13th day of October, 2011.

Bret Andrews by Kay Chapman Power of Attorney
Bret Andrews

State of Tennessee
County of Wilson

Personally appeared before me Bret Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of October, 2011.

Notary Public Escrow Officer
My Commission Expires: 10-27-13

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

State of Tennessee
County of Wilson

On this 13th day of October, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kay Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Bret Andrews, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20115012-0036424 Register's Office of Davidson County, Tennessee.

Notary Public
My commission expires: 10-27-13

