WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2011 Notary Public MY COMMISSION EXPIRES: 7/2/12 (AFFIX SEAL)
Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Peters and Kathy Peters	New Owner	11806005400
(NAME)	(NAME)	
915 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Wesley Ware and Amy Ware**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tom Peters and Kathy Peters**, 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. 6 on the Map of a subdivision of the Vaulx Land, not of record and described according to a survey made by ZJ Wilkinson, Surveyor on November 14, 1931 and part of 6-B of Battlefields Estates, Section I of record in Book 843, pages 843, pages 96 and 97, Register's Office for Davidson County, Tennessee, described as follows.

Beginning at a point in the southerly margin of Gale Avenue 478.5 feet easterly from F A Washington northeast corner, thence eastwardly with the southerly margin of said Avenue 87.9 feet; thence southwardly with the line between Lots Nos. 6 and 7 in said plan. 501.4 feet to the northerly margin of the right of way of the T C Railroad; thence westwardly with the same 88.5 feet, thence northwardly with the line between Lots Nos 5 and 6 in said plan 489 feet to the beginning.

Included in the above description but specifically excluded from this conveyance is that property taken by final consent Judgment to the Department of Highway, State of Tennessee of record in Book 5019, page 607, Register's Office of Davidson County, Tennessee, described as follows.

Being part o Lot 6-B on the Map of Battlefield Estates as of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of the Tennessee Central Railroad right of way said point being the common corner of Lots 6-B and 7-B on said map; thence with said margin westwardly 88.5 feet to the southeast corner of Lot No. 5; thence with the easterly boundary of Lot No. 5 109 feet to a point thence North 85 degrees 15 min. East 88.1 feet to the westerly boundary of Lot 7-B; thence with said boundary South 9 deg. 30 min. East 115 feet to the point of beginning and containing 0.225 acres.

BILL GARRETT, Davidson County
Trans:T20110068377 DEEDWARR
Recvd: 11/01/11 11:26 2 pgs
Fees:13.00 Taxes:1350.50
20111101-0084876

Being the same property conveyed to Wesley Ware and wife, Amy Ware, by Warranty Deed from Jacquelyn Ann Turner, dated August 27, 1999 and filed of record on September 8, 1999 in Book 11653, page 862, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 915 Gale Lane, Nashville, TN 37204

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, has 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 our hands this **17th** day of **October, 2011**

Wesley Ware

Amy Ware

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Wesley Ware and Amy Ware**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **October, 2011**

Notary Public

My commission expires: 7/3/12

