BILL GARRETT, Davidson County
Trans:T20110075926 DEEDWARR
Recvd: 12/01/11 15:36 2 pgs
Fees:13.00 Taxes:1141.45
20111201-0093753

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51076
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan Peters Megan P. Peters 909 Huntington Circle Nashville, Tennessee 37215	Bank of America N.A. 840 Crescent Center Dr. #460 Franklin TN 37067

TAX MAP-PARCEL NUMBERS: 131060C01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$308,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis Alvarez and wife, Anna Alvarez,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Peters and wife, Megan P. Peters** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Burton Hills Village of Huntington, Tract 10, of record in Book 6250, page 612 and amended in Book 6637, page 717, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Louis and Anna Alvarez by Special Warranty Deed from Suzanne Holly Bognar dated July 21, 2009 and recorded August 7, 2009, of record in Doc. No. 20090807-0074622 Register's Office for Davidson County, Tennessee. A life estate was retained by Suzanne Holly Bognar. The said Suzanne Holly Bognar has since died on August 12, 2011.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, Page 612, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6644, page 1, Book 6917, page 724, Book 6517, page 522, as amended in Book 6691, page 593, second amendment in Book 6778, page 532, third amendment in Book 6778, page 536, fourth amendment in Book 6911, page 120, fifth amendment in Book 7046, page 520, sixth amendment in Book 7076, page 691, and seventh amendment in Book 7146, page 188, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Open-Space Agreement between Metropolitan Government and Burton Hills of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, Book 7147, page 416, said Register's Office; Maximum Square Footage Allocation foe the Village of Huntington of record in Book 6637, page 717, said Register's Office.

This is improved property, known as: 909 Huntington Circle, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2011.

Louis Alvarez

Anna Alvarez

State of TENNESSEE
County of DAVIDSON

On this 30th day of November, 2011 , before me the undersigned authority, personally appeared Louis Alvarez and Anna Alvarez , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $308,500.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2011

My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public