| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $152,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 1st day of June, 2012.<br><br>Notary Public<br><br>My commission expires: 11/5/2012 |

Davidson County DEEDWARR
Recvd: 06/14/12 13:20 3 pgs
Fees:18.00 Taxes:564.25
20120614-0052246

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Carol T Battle** | **First Bank** | Map/Parcel 108-04A-16.00C0 |
| **607 Kennington S** | **2021 Hamilton Pl. Blvd.** | |
| **Nashville, TN 37214** | **Ste. A**<br>**Chattanooga, TN 37421** | |

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, WE,

**Sarah C. Anthony now known as Sarah C. Petersen and husband, David Petersen**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Carol T Battle, unmarried woman**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 SECTION ONE, VILLAGES OF LARCHWOOD, OF RECORD IN PLAT BOOK 7900, PAGE 106, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Being the same property conveyed to Sarah C. Anthony nka Sarah C. Petersen by deed from Daniel Johnson and Tara L. Johnson, husband and wife of record in Instrument 200605020050716, Register's Office for Davidson County, Tennessee, dated April 28, 2006.

** David Petersen, spouse of Sarah C. Anthony now known as Sarah C. Petersen, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

20120614-0052244

This deed is executed pursuant to Limited Power of Attorney of record in Book _____, page _____, and in Book _____, page _____, said Register's Office.

20120614-0052245

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 607 Kennington S, Nashville, TN 37214.

Map/Parcel 108-04A-16.00C0 is the parcel identification number assigned to the property by the county tax assessor's office.

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 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 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/OUR HANDS EFFECTIVE AS OF June 1, 2012:

Sarah C Anthony nka Sarah C Petersen
Sarah C. Anthony nka Sarah C. Petersen

by Ryan A Rafoth, AIF
David Petersen by Ryan A. Rafoth, AIF
*David Petersen

**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Sarah C. Anthony nka Sarah C. Petersen, and David Petersen the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of June, 2012.

My Commission Expires:_____

_____
Notary Public

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan A. Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for * ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.*Sarah C. Anthony now known as Sarah Petersen and Husband, David Petersen

Witness my hand, at office, this the 1st day of June, 2012.

My Commission Expires: 11.5.2012

Susie Groom
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 1st day of June, 2012.

My Commission Expires:_____

_____
Notary Public

20120180R

## CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

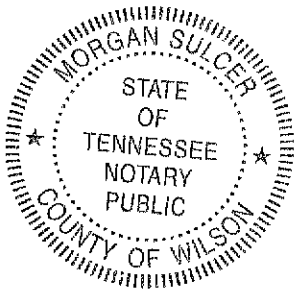
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: 9/2/2013