

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

ganderson
Affiant

Subscribed and sworn to before me, this 5th day of October, 2012.

mlr
Notary Public

My commission expires: 07/08/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120076983 DEEDWARR
Recvd: 10/10/12 11:22 2 pgs
Fees:13.00 Taxes:814.00
20121010-0092846

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brett Peterson **Shawna Peterson**	**New Owner**	**Map\Parcel: 172-15-0-A-235.00CO**
1808 Bryce Circle		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Derrick John Jansen and Sallie D. Jansen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brett Peterson and wife, Shawna Peterson

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. 194 on the Plan of Section Twelve, Holt Woods, of record in Book 9700, Page 723, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Sallie D. Squires by Warranty Deed from Brandy D. Albracht, of record in Instrument No. 20070828-0103031, dated January 13, 2009, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Quitclaim Deed of record in Instrument No. 20090114-0003609 to Sallie D. Jansen and husband, Derrick John Jansen.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 723, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9570, Page 22, Book 10256, Page 506, Book 10258, Page 122, Register's Office for DAVIDSON County, Tennessee.
DCCR's of record in Book 11096, page 143, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 9570, Page 5, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 668, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20020807-0095356, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10316, Page 585, Register's Office for DAVIDSON County, Tennessee.
Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, page 183, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 9570, Page 13, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1808 Bryce Circle, Nashville, TN 37211.

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 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/our hand(s) this 5th day of October, 2012.

Derrick John Jansen

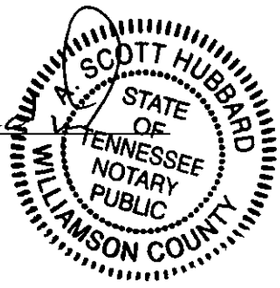
Sallie D. Jansen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Derrick John Jansen and Sallie D. Jansen, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2012.

Notary Public



My Commission Expires: 2-19-13

File #: **120888SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027