Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

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

BILL GARRETT, Davidson County
Trans: T20120077294 DEEDWARR
Recvd: 10/11/12 09:47 2 pgs
Fees: 13.00 Taxes: 925.00
20121011-0093139

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51610
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly I. Miller Jonathan Peterson 605 Indian Ridge Dr. Nashville, TN 37221	PRMI 4750 W. Wiley Post Way, #200 Salt Lake City, UT 84116

TAX MAP-PARCEL NUMBERS: 155100A1000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chad Pfeffer and and wife, Amy Pfeffer**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly I. Miller and Jonathan Peterson, as tenants in common with right of survivorship,** 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. 39 on the Plan of McCrory Trace Estates, of record in Book 6900, Pages 720, 721, 722 and 723, as amended by Surveyor's Certificate of Correction of record in Book 7825, Page 429, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chad Pfeffer and Amy Pfeffer as husband and wife, by deed from Household Financial Center, Inc., dated January 15, 2009, recorded February 3, 2009, in Instrument No. 20090203-0009339, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 720, 721, 722 and 723, and amended by Surveyor's Certificate of Correction of record in Book 7825, Page 429, said Register's Office; Agreement for dedication of public utilities easement of record in Instrument No. 20021104-0134797; said Register's Office/ The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, Book 7576, page 846, and By-laws of record in Book 7576, Page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 605 Indian Ridge Drive, Nashville, Tennessee 37221

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 5th day of October, 2012.

Chad Pfeffer

Amy Pfeffer

State of TENNESSEE

County of DAVIDSON

On this 5th day of October, 2012 , before me the undersigned authority, personally appeared Chad Pfeffer Amy Pfeffer , 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

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 $250,000.00

Affiant

Sworn and subscribed before me this the 5th day of October, 2012

Notary Public

My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN