BILL GARRETT, Davidson County
Trans:T20130032551 DEEDWARR
Recvd: 04/22/13 08:15 2 pgs
Fees:13.00 Taxes:66.60

20130422-0039394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 17TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Suggs, married	Same as new owner	04202000100
	(NAME)	
1756 Edgar Dillard Road		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Teresa A. Peterson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mike Suggs, married, hereinafter called the Grantees, their heirs and assigns, that 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. 28, RESUBDIVISION OF LOT 29 AND RESERVE PARCEL "A", OZARK HILLS, AS RECORD IN PLAT BOOK 6050, PAGE 506, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PART OF THE SAME PROPERTY CONVEYED TO HOWARD R. PETERSON AND WIFE, TERESA A. PETERSON BY QUITCLAIM DEED FROM JAMES W. BLAIR AND WIFE, BETTY E. BLAIR OF RECORD IN BOOK 4980, PAGE 616, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HOWARD R. PETERSON HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 832 Fonnic Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 17th day of April, 2013.

WARRANTY DEED
(Continued)

Teresa A. Peterson
Teresa A. Peterson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa A. Peterson, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2013.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072