BILL GARRETT, Davidson County
Trans:T20130041074 DEEDWARR
Recvd: 05/16/13 15:14 3 pgs
Fees:18.00 Taxes:2664.00
20130516-0049647

This Instrument Was Prepared By:
Andrea P. Perry
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL:
Sidco 2916 Partnership **c/o Lee D. Peterson** **106 Murfield Court** **Franklin, TN 37069**	**Same**	**118-120-055.00**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terrence M. McGovern** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sidco 2916 Partnership,** a Tennessee general partnership comprised of Lee D. Peterson and Danielle M. Peterson, ("Grantee"), its successors and assigns, all of his rights, title and interest in a certain tract or parcel of land situated within Davidson County, Tennessee, and being more particularly described as follows to wit (the "Property"):

> Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 76, in Sidco Subdivision, Section II, as of record in Book 2331, page 93, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete accurate description.
>
> Being the same property conveyed to Terrence M. McGovern from Linda A. McGovern by deed of record in Book 11191, page 723, in the Register's Office of Davidson County, Tennessee
>
> This is improved property known as 2916 Sidco Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of its right, title and interest in and to Property, and do hereby covenant to and with Grantee, its successors and assigns, to defend the title to the Property herein conveyed against all persons lawfully claiming the same subject to all matters of public record.

Linda A. McGovern, the spouse of Terrence M. McGovern, joins in the conveyance for the purpose of conveying her marital rights, title and interest in the Property.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument this 16th day of May, 2013.

GRANTOR:

Terrence M. McGovern

Linda A. McGovern

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terrence M. McGovern and Linda A. McGovern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2013.

NOTARY PUBLIC

ANDREA P. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/8/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $720,000.00.

Andrea P. Perry

Affiant

Subscribed and sworn to before me,
this 16th day of May, 2013.

Geraldine Simmons Curry

NOTARY PUBLIC

My Commission Expires: 11/5/2014

GERALDINE SIMMONS-CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 5, 2014