BILL GARRETT, Davidson County
Trans:T20130101773 DEEDWARR
Recvd: 12/04/13 10:39 2 pgs
Fees:13.00 Taxes:462.13
20131204-0123462

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1434

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Denise M. Peterson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shannon Frank, unmarried,** 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. 38 on the Plan of Waterford Subdivision Phase 5B of record in Plat Book 7900, Page 838, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Denise M. Peterson, unmarried, by deed from W.L. Bainbridge, Inc. dated November 9, 1995, of record in Book 9859, page 16, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 505 Riverway Cove Lane, Old Hickory TN, 37138.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 27th day of November, 2013.

Denise M. Peterson

Denise M. Peterson

State of Tennessee)
County of Davidson)

On this 27th day of November, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Denise M. Peterson, the bargainor(s), 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.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124,900.00.

Affiant

Sworn and subscribed before me on this the 27th day of November, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Shannon Frank
505 Riverway Cove Lane
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

TAX MAP-PARCEL #:
56-6-B-85