WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104213 DEEDWARR
Recvd: 12/13/13 10:30 2 pgs
Fees:13.00 Taxes:1147.00
20131213-0126300

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Petty	NEW OWNER	082-13-0-C 008.00CO
(NAME)	(NAME)	
718 4th Avenue North Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas E. Peters , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jimmy Petty and wife, Brittany Petty**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 8, on the plan of Harrison Square Condominiums, filed as Exhibit E to and established by Master Deed of record in Instrument No. 20060823-0103941, as amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Peters, unmarried by Warranty Deed dated 04/06/2007 from Craighead Patten Properties II, a Tennessee general partnership of record in Instrument 20070413-0044667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Master Deed of record in Instrument 20060823-0103941, said Register's Office. Said Master Deed was amended of record in Instrument 20071025-0126183, Instrument 20080104-0001138 and Instrument 20090127-0006865, said Register's Office.
Stormwater Detention Agreements of record in Instrument 20051123-0141928 and in Instrument 20060822-0103456, said Register's Office.
Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 20051209-0147924 and in Instrument 20060822-0103433, said Register's Office.
Charter of Condominium Association of record in Instrument 20060823-0103940, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 718 4th Avenue North Avenue, Nashville, TN 37219
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 6th day of December, 2013.

Thomas E Peters
by Deirdre N. Russell, his attorney in fact
Thomas E. Peters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre N. Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Thomas E. Peters and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2013.

Tonja B
Notary Public
My Commission Expires: 10/30/16

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY