Hale

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Pres.
Affiant

Subscribed and sworn to before me this 19th day of December, 2013.

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

Notary Public
My Commission Expires: 01/26/14

13-0391

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aspen Construction, Inc.		105 05 0
8005 Church St. East, #201	NEW OWNER	248.00
Brentwood, TN 37027		

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 considerations, the receipt of which is hereby acknowledged, I,

Mary Eliza Peterson, unmarried,

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Aspen Construction, Inc., a Tennessee corporation,

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 in the Bransford Realty Company's re-subdivision of the north part of A.B. Hills' Subdivision of the Plant Lands. as of record in Book 421, Page 77, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 40 feet on the north side of Argyle Avenue and runs back northerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Buford Peterson and wife, Katie Peterson by deed from James Rand and wife, Pearl Jones Rand dated May 27, 1952, recorded in Book 2083, Page 473, said Register's Office. Katie Peterson having predeceased Buford Peterson, vesting him as surviving tenant by the entirety. Pursuant to Last Will and Testament of Buford Peterson, of record in Will Book 135, Page 409, Probate Clerk's Office for Davidson County, Tennessee, subject property was devised to Mary Eliza Peterson. Further see Affidavit of Heirship of record as Book 5829, Page 806; as re-recorded in Book 5839, Page 336, said Register's Office.

This conveyance is subject to all matters shown on the plan of record in Book 421, Page 77, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130106361 DEEDWARR
Recvd: 12/23/13 09:48 2 pgs
Fees:13.00_Taxes:462.50

20131223-0129037

This is improved property located at **1106 Argyle Avenue, Nashville, TN 37203.**

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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 19th day of December, 2013.

Mary Eliza Peterson

Mary Eliza Peterson

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 **Mary Eliza Peterson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of December, 2013.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17