THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 OF May 2014 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140035991 DEEDWARR
Recvd: 05/22/14 13:22 3 pgs
Fees: 18.00 Taxes: 832.50

20140522-0044297

GRANT B. JACKSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-21-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew S. Peterson	Same	MAP
3321 Stephens Hill Lane		PARCEL 173-00-0-130.00
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark Claassen and wife, Joyce Claassen**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew S. Peterson and Jamie L. Peterson, Husband and Wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin, the Southeast corner of this tract, thence, North 77 deg. 50 min. 20 sec. West, 816.12 ft. to a point in a dry creek, thence with said dry creek, North 77 deg. 04 min. 46 sec. West 240.00 ft., North 50 deg. 34 min. 44 sec. West 91.34 ft., North 41 deg. 36 min. 14 sec. West 89.53 ft., North 87 deg. 03 min. 39 sec. West 54.37 ft. to the center of Indian Creek, thence with said creek, North 18 deg. 56 min. 50 sec. West 235.17 ft., thence leaving said creek, South 82 deg. 24 min. 42 sec. East, passing a stake at 304.7 ft., a total of 1316.23 ft. to a stake, thence South 07 deg. 27 min. 50 sec. West 160.00 ft., to an iron pin, thence South 82 deg. 32 min. 10 sec. East 40.00 ft. to an iron pin, thence South 07 deg. 27 min. 50 sec. West 240.13 ft. to the beginning. Containing 9.90 acres more or less. Included in the above description is a private road extending from Old Hickory Blvd. West of the property through the South and North lines.

The following property is specifically excluded from the transfer:

Tract 1

Beginning at the northeast corner of the David E. Stephens property as recorded in Book 5169, Page 482; thence along said Stephens' easterly line S 07° 27' 50" W 169.81 ft. to an iron rod; thence along a new line N 82° 55' 31" W 290.76 to an iron rod; thence N 07° 27' 50" E 169.81 ft. to an iron rod; thence along Stephens northerly line S 82° 55' 31" E 290.76 ft. to the point of beginning and containing 1.13 acres.

Tract 2

Beginning at a point located in the common boundary line of the Ruth P. Stephens property as recorded in Will Deed Book 5685, Page 849, Register's Office for Davidson County, Tennessee; said point being located N. 77° 50' 20" W 774.49 ft. from the most southeast corner of the said David E. Stephens, et ux property as recorded in Book 5169, Page 482, Register's Office for Davidson County, Tennessee; thence with said common boundary line (a deed line) of Ruth P. Stephens N 77° 50' 20" W 41.63 t. to a point; thence N 77° 04' 46" W 240.00 ft. to a point; thence N 50° 34' 44" W 91.34 ft. to a point; thence N 41° 36' 14" W 89.53 ft. to a point; thence N 87° 03' 39" W 54.55 ft. to a point situated in the approximate centerline of Indian Creek; said point also

being situated in the easterly boundary line of the E. M. Baker property as recorded in Book 596, Page 576, Register's office for Davidson County, Tennessee; said E.M. Baker being deceased with his heirs holding ownership; thence leaving the said common boundary line of Ruth P. Stephens, and with the said boundary line of Baker, and generally with the said approximately centerline if Indian Creek N 04° 06' 58" W 41.46 ft. to a point; thence N 26° 20' 02" W 83.03 ft. to a point; thence N 36° 17' 41" W 48.00 ft. to point; thence leaving the said boundary line of Baker, and along a new line S 63° 29' 20" E 138.39 ft. to an iron rod; thence S 75° 18' 10" E 93.00 ft. to an iron rod; thence S 88° 46' 22" E 382.17 ft. to an iron rod; thence S 15° 16' 23" W 260.26 ft. to the point of beginning. Containing 2.25 acres.

Tract 3

Being a portion of a parcel of land shown as Parcel 130 on Davidson County Tax Map 173, Nashville, Davidson County, Tennessee, generally located south of Mill Creek and east of Old Hickory Boulevard, and more particularly described as follows:

BEGINNING at a point in the centerline of Indian Creek approximately 85 feet south of its confluence with Mill Creek;

THENCE along the notherly property line of the subject tract S 82° 38' 26" E 944.05 feet to a point;

THENCE along a severance line the following calls:
S 87° 01' 25" W 59.83 feet to a point;
S 83° 58' 09" W 120.00 feet to a point;
S 81° 43' 50" W 134.99 feet to a point, said point being the northeast corner of property conveyed to Tony W. Weatherford, et ux, of record in Book 8030, Page 221, Register's Office for Davidson County, Tennessee;

THENCE along the northerly line of said Weatherford property the following calls:
N 87° 04' 00" W 382.17 feet to a point;
N 73° 35' 48" W 93.00 feet to a point;
N 61° 46' 58" W 147.04 feet to a point;
N 29° 37' 37" W 46.84 feet to the point of beginning;

CONTAINING 62,898 square feet or 1.44 acres more or less.

Being the same property conveyed to Mark Classen and wife, Joyce Classen by Warranty Deed from David E. Stephens Jr, and Tina R. Weatherford and Michael H. Stephens of record in Instrument No. 20050906-0106868, Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 6, 2005. (Value of consideration shown in aforementioned deed $174,977.00.)

Being also known as 3321 Stephens Hill, Lane Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3321 Stephens Hill Lane, Antioch, TN 37013.**

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 our hand(s) this the 20th day of May, 2014.

Mark Claassen

Joyce Claassen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Claassen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of May, 2014.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Claassen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of May, 2014.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE