WARRANTY DEED

BOX 50-B RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$412,000.00**

Wanda C. Hiett
Affiant

Subscribed and sworn to before me this the 21st day of May, 2014.

Notary Public

My commission expires: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarika " Peters	Churchill Mortgage	Map 115-05-0 Parcel 065-00
890 Rodney Drive	761 Old Hickory Blvd #100	
Nashville, TN 37205	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kimberly Goessele and Arunas Vanagunas, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarika Peters

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 Lot No. 9, on the Plan of 2nd Addition to West Meade Hills, of record in Book 4460, Page 178, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kimberly D. Goessele and Arunas D. Vanagunas, husband and wife, by Deed dated June 29, 2004 from Anne M. Morrissey and Kathleen M. Antaki, of record in Instrument No. 20040706-0080079, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Book 4460, Page 178, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to 20' Sewer Easement as noted on Plat Book 4460, Page 187, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (__x__) Unimproved (____) property, known as **890 Rodney Drive, Nashville, TN 37205**

BILL GARRETT, Davidson County
Trans:T20140036417 DEEDWARR
Recvd: 05/23/14 13:50 2 pgs
Fees:13.00 Taxes:1524.40
20140523-0044820

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 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 my/our hand(s) this **21st** day of **May, 2014.**

Kimberly Goessele

Kimberly Goessele

Arunas Vanagunas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kimberly Goessele and Arunas Vanagunas,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **May, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.