File 26134-8 return to:John T. Cook, P.C. Box 14
2927 Berry Hill Dr
Nashville, TN 37204

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140048454 DEEDWARR
Recvd: 07/08/14 09:21 2 pgs
Fees:13.00 Taxes:1442.63
20140708-0059844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$386,509.00~~ $389,900.00

William H Petree III by Nicholas T Pollard by Affiant

Subscribed and sworn to before me, this the 30th day of June, 2014.

LAWNENE M BOSWELL
Notary Public - State of Florida
My Comm. Expires Apr 13, 2016
Commission # EE 175488

Notary Public
Lawnene M Boswell

My commission expires: 4/13/16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Hanson Sharon Hanson	Gardner Financial Services	
1620 Shelby Ave.	PO Box 782165	08314035700
Nashville, TN 37206	San Antonio, TX 78278	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM HORTON PETREE, III, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID E. HANSON AND SHARON M. HANSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 21 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Petree and wife, Elizabeth B. Petree, as tenants by the entireties by deed from Derick Hutchins and wife, Stacy Hutchins of record in Instrument No. 20021126-0146395, Register's Office for Davidson County, Tennessee, dated October 22, 2002 and recorded on November 26, 2002.

Being the same property conveyed to William Horton Petree, III by deed from Elizabeth Barrett Petree of record in Instrument No. 20041123-0140584, Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on November 23, 2004. See Also Final Decree of Divorce in the 8th Circuit Court for Davidson County, Tennessee, styled William Horton Petree, III vs. Elizabeth Barrett Petree, Docket No. 03D-2770.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1620 Shelby Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2014.

William Horton Petree, III by [signature] his attorney in fact

William Horton Petree, III, signed by Josh Anderson
his attorney-in-fact

STATE OF FLORIDA
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Anderson, as attorney in fact for William Horton Petree, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2014.

LAWNENE M BOSWELL
Notary Public - State of Florida
My Comm. Expires Apr 13, 2016
Commission # EE 175488

[signature]
Notary Public Lawnene M Boswell

My Commission Expires: 4/13/16

Tucker T. Pollard, spouse of **William H. Petree, III**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Tucker T. Pollard by [signature] Her attorney in fact

Tucker T. Pollard, signed by Josh Anderson
her attorney-in-fact

STATE OF FLORIDA
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Anderson, as attorney in fact for Tucker T. Pollard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2014.

[signature]
Notary Public Lawnene M Boswell

My Commission Expires:
4/13/16

LAWNENE M BOSWELL
Notary Public - State of Florida
My Comm. Expires Apr 13, 2016
Commission # EE 175488