THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2014. Notary Public MY COMMISSION EXPIRES: 3/4/15 (AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Edward Peter	New Owner	MAP & PARCEL
701 Shawnee Drive		11502008100
Nashville, TN 37205		
(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, I, **Barbara S. Maxwell, Executrix of the Estate of Dorothy Annette M. Ehrhart,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Edward Peter and Lesly Carolina Quijas Ruiz, 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 Lot No. 165 on the Plan of Crest Meade, Section III of record in Plat Book 2331, Page 150, 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 J. Ehrhart and wife, Annette M. Ehrhart by deed from William Andrew Gibson of record in Book 8340, page 951, Register's Office for Davidson County, Tennessee, dated April 26, 1991 and recorded on April 30, 1991. Said William J. Ehrhart and Annette M. Ehrhart having since died. The said Barbara S. Maxwell is the Executix under the Will of Annette M. Ehrhart will full power to sell real property (See Probate of Dorothy Annette M. Ehrhart, in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 14P330). The said Annette M. Ehrhart and Dorothy Annette M. Ehrhart are one and the same person.

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 **701 Shawnee Drive, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20140051029 DEEDWARR
Recvd: 07/16/14 12:33 2 pgs
Fees:13.00 Taxes:813.63
20140716-0062872

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 my hand this the 10th day of July, 2014.

Estate of Dorothy Annette M. Ehrhart

Barbara S. Maxwell, Executrix

BY: Barbara S. Maxwell, Executrix

Barbara S. Maxwell, Devisee

BY: Barbara S. Maxwell, Devisee

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 Barbara S. Maxwell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the Executrix of the Estate of Dorothy Annette M. Ehrhart and executed the within instrument as such Executrix.

Witness my hand and official seal this the 10th day of July, 2014.

My Commission expires: 10/16/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 Barbara S. Maxwell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Devisee of the Estate of Dorothy Annette M. Ehrhart and executed the within instrument as such Devisee.

Witness my hand and official seal this the 10th day of July, 2014.

My Commission expires: 10/16/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public