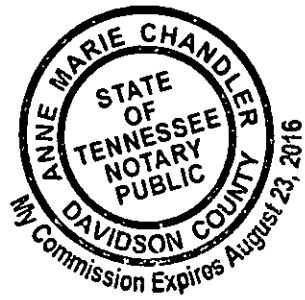
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH day of NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan Petersen and Ann Petersen	SWBC Mortgage Corporation	083 09 0 109.00
(NAME)	(NAME)	
1218 Forrest Avenue	9311 San Pedro Ave, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville 37206	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Sixteen Thousand And No/100 Dollars ($516,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael F. Jameson and wife, Tamara K. Hart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Petersen and Ann Petersen, 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:

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. 20, the westerly 20 feet of Lot No. 19 and the easterly 10 feet of Lot No. 21 of Block No. 2 on the Plan of the Subdivision of the Andrew Allison Property in East Nashville, as of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 and parts of Lot Nos. 19 and 21 front together 80 feet on the southerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same premises conveyed to Michael F. Jameson and wife, Tamara K. Hart by Warranty Deed from Charles William Lewis and wife, Diane L. Lewis dated October 6, 1997 and recorded October 21, 1997 in Book 10657, Page 609 in said Register's Office for Davidson County, Tennessee.

File Number: NAT-141639

BILL GARRETT, Davidson County
Trans:T20140086173 DEEDWARR
Recvd: 11/14/14 16:02 2 pgs
Fees:13.00 Taxes:1909.20
20141114-0105478

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1218 Forrest Avenue, 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 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, has 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 hands this 12th day of November, 2014.

Michael F. Jameson

Tamara K. Hart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Michael F. Jameson and Tamara K. Hart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2014.

Notary Public

My Commission Expires:

(SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

File Number: NAT-141639