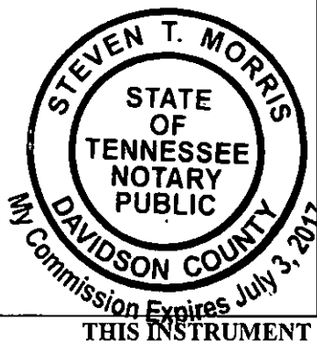
BILL GARRETT, Davidson County
Trans:T20140094601 DEEDWARR
Recvd: 12/17/14 15:39 2 pgs
Fees:13.00 Taxes:2811.63
20141217-0115636

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $759,900.00.

Affiant

Subscribed and sworn to before ~~me, this the 16th~~ day of December, 2014

Notary Public

My commission expires: 7-3-17

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:
Andrew Peterson Rebecca Peterson	FIRST BANK	
2216 29th Avenue South	50 FRANKLIN ST.	10414009500
Nashville, TN 37212	CLARKSVILLE, TN 37040	

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, **JAMES R. HOOD, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW PETERSON AND REBECCA PETERSON, 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 the southerly 41.3 feet of Lot No. 63 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 63 fronts 43.3 feet on the easterly side of 29th Avenue South and runs back between parallel lines with the northerly margin of an alley 190 feet to an alley in the rear.

Being the same property conveyed to James R. Hood, unmarried by deed from Patsy M. Parrish NKA Patsy Parrish Mooney, married, and Patrick Edward Parrish, married of record in Instrument No. 20130610-0058860 Register's Office for Davidson County, Tennessee, dated June 7, 2013 and recorded on June 10, 2013.

Being the same property conveyed to Patsy M. Parrish and Patrick Edward Parrish by Quitclaim Deed from Ronald K. Nevin, Trustee of record at Instrument No. 20041220-0150646, Register's Office for Davidson County, Tennessee, dated December 16, 2004 and recorded on December 20, 2004.

Being the same property conveyed to Patsy M. Parrish by Quitclaim Deed from Edward N. Parrish of record at Book 8057, Page 423, Register's Office for Davidson County, Tennessee, dated November 14, 1989 and recorded on March 5, 1990.
Being the same property conveyed to Edward M. Parrish and wife, Patsy M. Parrish by Warranty Deed from Jane Webster, Trustee of record at Book 4654, Page 793, Register's Office for Davidson County, Tennessee, dated November 9, 1972 and recorded on November 13, 1972.

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 2216 29th Avenue South, Nashville, TN 37212.

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 16th day of December, 2014.

James R. Hood by Elizabeth R. Hood
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth R. Hood as attorney in fact for James R. Hood, 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 16th day of December, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

Eliazbeth R. Hood, spouse of James R. Hood, 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 she 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.

Elizabeth R. Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth R. Hood, 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 16th day of December, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public