PREPARED BY: FEARNLEY MARTIN & MCDONALD, PLLC
25 Century Blvd #402, Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of April, 2015, by and between John L Peterson, and Kristi Peterson, husband and wife, party of the first part, and Tomaz Q Fernandes and Mary Elizabeth S Fernandes, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 41, Block A, on the Plan of Bellwood as of record in Plat Book 547, Pages 149 and 150, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to John L. Peterson by virtue of that certain Warranty Deed dated May 14, 2007, at Instrument No. 20070521-0060358 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John L Peterson

Kristi Peterson

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John L Peterson and Kristi Peterson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2015.

Notary Public

SANDRA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 12-26-2017
KNOX COUNTY

My Commission Expires: 12/26/17

BILL GARRETT, Davidson County
Trans: T20150037570 DEEDWARR
Recvd: 05/14/15 13:48 2 pgs
Fees: 13.00 Taxes: 2090.50
20150514-0044473

Property Owner & Address: Tomaz Q Fernandes and Mary Elizabeth S Fernandes

Tax Parcel No 11701003000

Property Address: 3633 Saratoga Drive
Nashville, TN 37205

MAIL TAX
BILLS TO: New Owners
3633 Saratoga Dr
Nashville TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $565,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2015.

Notary Public

My Commission Expires:_____

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017