WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038113 DEEDWARR
Recvd: 05/18/15 08:37 2 pgs
Fees:13.00 Taxes:636.40

20150518-0045131

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Shelby Ann Peterson	Guaranteed Rate, Inc.	173150A10500C
(NAME)	(NAME)	
233 Claybrook Lane	3940 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jesse D. Maugans and Emily Maugans**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shelby Ann Peterson and Benjamin Phillip Peterson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, State of Tennessee, described as follows to-wit: Being Lot No. 105, on the Plan of Mill Run Subdivision,a Resubdivision of Mill Run, Phase 1A, Lot 89, as shown by plat appearing of record in Instrument No. 20011009-0109754, of the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jesse D. Maugans by Warranty Deed dated 02/14/2011 from Kevin Cortner and wife, Erin Cortner of record in Instrument 20110214-0012315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) All matters as set forth per Instrument 200110090109754, 2) Declaration of Covenants, Conditions and Restrictions for Mill Run of record in Book 11675, Page 472, as amended of record in Instrument 200002150015152, as amended of record in Instrument 200211210144876, 3) Easement of record in Book 3933, Page 359, 4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9343, Page 210, 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 10448, Page 188, 6) Stormwater Detention Agreement Easement of record in Instrument 200104050033586, 7) Landscape Agreement Easement of record in Instrument 200104050033587, 8) Agreement for Grant of Easement for Conservation Greenway Easement of record in Instrument 200110240116286, 9) Quitclaim Deed of record in Instrument 200112190139981, 10) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Instrument 201111170089838, 11) Amendment to Covenants, Conditions and Restrictions for Mill Run Homeowners Association, Inc. of record in Instrument 200207010079016, 12) Charter of record in Instrument 199912070300674, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 233 Claybrook Lane, Cane Ridge, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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, 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 GRANTEE(S), their heirs and/or 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 13th day of May, 2015.

Jesse D. Maugans

Emily Maugans

State of Tennessee
County of Williamson

Personally appeared before me Jesse D. Maugans and Emily Maugans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2015.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129