BILL GARRETT, Davidson County
Trans:T20150043472 DEEDWARR
Recvd: 06/03/15 11:42 2 pgs
Fees:13.00 Taxes:961.63
20150603-0051767

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this _ day of May, 2015 by and between Gregory A. Peterson, Trustee of Peterson Family Trust dated March 3, 2015, hereinafter referred to as GRANTOR, and Michael B. Schwegler, an unmarried man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Valley West, Section 2, as of record in Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory A. Peterson, Trustee, Peterson Family Trust dated March 3, 2015, by Quitclaim Deed from Donald O. Peterson and Roberta A Peterson, dated April 1, 2015, recorded April 1, 2015, of record in Instrument No. 20150401-0028118, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Donald O. Peterson and wife, Roberta A. Peterson by Warranty Deed from Bradley E. Jacob D/B/A Rachelle Homes, and wife, Sharon L. Jacob, dated February 23, 1996, recorded February 27, 1996, of record in Book 9958, page 519, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 7116 Patten Lane, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Peterson Family Trust dated March 3, 2015

By: _____
Gregory A. Peterson, Trustee

STATE OF Wisconsin
COUNTY OF Eau Claire

Before me, Luann W Kautz, a Notary Public of said State and County aforesaid, personally appeared **Gregory A. Peterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** of **Peterson Family Trust dated 3/3/15**, the within named bargainor, a Trust and that he as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as **Trustee**.

Witness my hand and seal, at office in Eau Claire WI, this the 28th day of May, 2015.

Notary Public
My Commission Expires: 02-28-2016

Name and Address of Property Owner:
Michael B. Schwegler
7116 Patten Lane,
Nashville, TN 37221

Send Tax Statements to:

Same as property owner

Map & Parcel: 142-11-041.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, interest in property transferred, whichever is greater is $259,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of May, 2015.

Notary Public

My Commission Expires: 4/9/15

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-163