WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065020 DEEDWARR
Recvd: 08/05/15 15:03 2 pgs
Fees:13.00 Taxes:758.13
20150805-0078102

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethann Anthony	New Owner	82-13-E
(NAME)	(NAME)	
817 3rd Avenue North, Unit 407		407 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEAH PETERS AND BRIAN PETERS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETHANN ANTHONY,** 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:

Land in Davidson County, Tennessee, being Unit No. 407 of District Lofts, a Condominium Development, as established under Master Deed of record in Instrument No. 20080104-0001256 and Surveyor's Certificate of Correction of record in Instrument No. 20080111-0003637, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leah Peters and Brian Peters, Wife and Husband, by deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20130429-0042083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) Master Deed and Bylaws of record in Instrument No. 20080104-0001256, Instrument No. 20080111-0003637 and Instrument No. 20080609-0059308, said Register's Office.

unimproved
This is improved X property, known as 817 3rd Avenue North, Unit 407, Nashville, TN 37201
(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 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, 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 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 my hand this 31 day of July, 2015.

Leah Peters by Amanda Anderson

LEAH PETERS

BY AMANDA ANDERSON, ATTORNEY IN FACT

Brian Peters by Amanda Anderson

BRIAN PETERS

BY AMANDA ANDERSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of July, 2015, before me personally appeared Amanda Anderson, to me known to be the person who executed the foregoing instrument on behalf of Leah Peters and Brian Peters and acknowledged that she executed the same as the free act and deed of Leah Peters and Brian Peters.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public