BILL GARRETT, Davidson County
Trans:T20150085461 DEEDWARR
Recvd: 10/07/15 10:18 2 pgs
Fees:13.00 Taxes:851.00
20151007-0102201

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**. Affiant Subscribed and sworn to before me, this the 5th day of October, 2015. Notary Public My commission expires: 7.2.18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward Goya Howard	Caliber Home Loans, Inc.	**163-02-0B-080.00-CO**
268 Took Drive	3701 Regent Blvd. #200	
Antioch, TN 37013	Irving, TX 75063	

FOR AND IN 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,

Peter's Construction, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Goya Howard, an Unmarried Man,

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 Lot(s) 30, as shown on the map entitled Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PETER'S CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from UNIQUE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20150514-0044309, dated May 8, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **268 Took Drive, Antioch, TN 37013**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 5th day of October, 2015.

Peter's Construction, LLC
By: Sameh Nashed, Member/Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sameh Nashed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member/Manager of Peter's Construction, LLC the within named bargainor, a corporation, and that he as such Member/Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sameh Nashed as Member Manager of Peter's Construction, LLC.

Witness my hand, at office, this **5th** day of **October, 2015.**

Notary Public

My Commission Expires: 8-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY