THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Timothy Peterson 1429B McGavock Pike Nashville, TN 37216	New owner	072-08-0-021.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **Terry L. Dunn and wife,Tamela L. Dunn,** (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **Timothy Peterson,** his/her/their heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lot 85 and 86 on the Plan of R. M. Dudley's Subdivision of a 30 acre tract as recorded in Book 547, Page 146, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Northerly margin of McGavock Pike at the corner of Lots 84 and 85, thence with the line between said two lots Northwest 223" +/- to an alley, thence with said alley Northeast 100' +/- to a point in the boundary of said subdivision, thence with said subdivision boundary line Southeast 247' +/- to a point in the Northerly margin of McGavock Pike; thence with the Northerly margin of McGavock Pike Southwest 88' to the point of beginning.

Being the same property conveyed to Terry L. Dunn and wife, Tamela L. Dunn by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 1st day of July, 1993 in Deed Book 9000, Page 589, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1429B McGavock Pike, Nashville, TN 37216.

Said property is conveyed subject to the following exceptions:

1. Real Property Taxes for 2016 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 547, page 146, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 6th day of November, 2015.

BILL GARRETT, Davidson County
Trans:T20150101323 DEEDWARR
Recvd: 11/30/15 16:11 2 pgs
Fees:13.00 Taxes:636.40
20151130-0120781

Terry L. Dunn

Terry L. Dunn

Tamela L. Dunn

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $172,000.00.

Affiant

Sworn to and subscribed before me this 6th day of November, 2015.

Notary Public

My Commission Expires:

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Terry L. Dunn and Tamela L. Dunn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 6th day of November, 2015.

Notary Public

My Commission Expires:

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019