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BILL GARRETT, Davidson County
Trans:T20150106262 DEEDWARR
Recvd: 12/16/15 13:03 2 pgs
Fees:13.00 Taxes:462.50
20151216-0126551

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2015.

Notary Public

My commission expires: March 8, 2016

PRISCILLA C. URBANSKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Curtis D Peterson **Deann Frazier**	~~TBD~~ New Owner	**10816013300**
1500 Watercress Drive		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Erik M. Todd, a single man

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

Curtis D Peterson and Deann Frazier, as tenants in common with right of survivorship

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 part of Lot No. 65 on the Plan of Lakeview Hills, Section IV of record in Plat Book 5200, page 642, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot 65 being Lot 65-A on the Zone Lot Division of Lots 1-18, 56-83, Lakeview Hills Subdivision, Section 4 of record in Book 6250, page 265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erik M. Todd, a single man, by Warranty Deed from William Wood, married, dated 04-28-2011 and recorded in Instrument No. 20110504-0034127, said Register's Office, Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1500 Watercress Drive, Nashville, TN 37214.

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 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/our hand(s) this 14th day of December, 2015.

Erik M. Todd by his attorney in fact
Elizabeth C. Leonberger

Erik M. Todd, by his Attorney in Fact, Elizabeth C. Leonberger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Erik M. Todd, by his Attorney in Fact, Elizabeth C.Leonberger the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Erik M. Todd, for the purposes therein contained as his attorney in fact.

Witness my hand, at office, this 14th day of December, 2015.

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Beverly Parham
Notary Public

My Commission Expires: 11-13-18