WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107932 DEEDWARR
Recvd: 12/22/15 10:15 2 pgs
Fees:13.00 Taxes:444.00
20151222-0128473

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Valerie M. Webb, Webb Sanders PLLC, 2784 Highway 31 W, White House, TN 37188

File No.: 201512002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meaghan G. Peterson and Kyle S. Peterson, wife and husband	Meaghan G. Peterson and Kyle S. Peterson, wife and husband	
(NAME)	(NAME)	
508 Lawrence Street	508 Lawrence Street	044-11-0-099-00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-3415	Old Hickory, TN 37138-3415	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY THOUSAND AND NO/100 Dollars ($120,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TAMMY CHAMBERS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEAGHAN G. PETERSON AND KYLE S. PETERSON, WIFE AND HUSBAND, 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 No. 104 on the Plan of Section "A", Village of Old Hickory (erroneously referenced as El Dupont de Nemours and Company's Subdivision in prior deeds) of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tammy Chambers by Warranty deed from Nancy D. Minchey of record in Instrument No. 20031229-0183351 Register's Office for Davidson County, Tennessee, dated December 22, 2003 and recorded on December 29, 2003.

This instrument is being executed on behalf of the said Tammy Chambers by Timothy Chambers, her lawful Attorney in Fact, pursuant to Limited Power of Attorney, of record as Instrument No. 20151222-0128472, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 508 Lawrence Street , Old Hickory, TN 37138-3415
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is being made subject all matters of record.

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 Tammy Chambers this 18th day of December, 2015.

Tammy Chambers by Timothy Chambers AIF
Tammy Chambers, by Timothy Chambers,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of December, 2015, before me personally appeared Timothy Chambers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact of Tammy Chambers, the within maker, and is authorized by the maker, and being so authorized to do, acknowledged the execution of the same to be the free act and deed of the said Tammy Chambers.

Witness my hand and official seal at Sumner County, Tennessee this 18th day of December, 17, 2015.

Commission Expires: 03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public