Davidson County DEEDWARR
Recvd: 12/29/15 09:35 3 pgs
Fees:18.00 Taxes:906.50
20151229-0130354

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lori Peterson
4041 Windwood Lane
Nashville, TN 37214-4375

SEND TAX BILL TO:
New Owner

MAP/PARCEL 108-12-0B-133.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Deborah R. Wright and husband, R. C. Wright, Jr.,** has this day bargained and sold, and does hereby transfer and convey unto **Lori Peterson, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Phase 1A - Section 5, Harborview of record in Plat Book 7900, Page 485, 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 Deborah R. Augustin and R. C. Wright, Jr., both unmarried by Warranty deed from Dwayne Keith O'Brien and wife, Delisa Denton O'Brien of record in Book 10592, page 331, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 03, 1997.

This is improved property known as: **4041 Windwood Lane, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 485, and restrictions in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, re-recorded in Book 7647, Page 648 amended in Book 7732, Page 749, Book

8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8856, Page 361, Book 8634, Page 19 and Book 9182, Page 786 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of December, 2015.

Deborah R. Wright

R. C. Wright, Jr.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Deborah R. Wright and R. C. Wright, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of December, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$256,100.00~~ $245,000.00

AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 5-8-18

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith