Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $690,000.00

Christma Parker
Affiant

Subscribed and sworn to before me, this 25th day of April, 2016.

Emily Betts
Notary Public

My commission expires:_____

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 19, 2020

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160035285 DEEDWARR
Recvd: 04/29/16 08:39 2 pgs
Fees:13.00 Taxes:2553.00
20160429-0041793

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barton R. Peters **Jenifer A. Peters**	**New Owner**	**Map/Parcel: 104-16-0-294.00**
2403 Belmont Boulevard		
Nashville, TN 37212		

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,

John R. Scarpati, unmarried

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

Barton R. Peters and Jenifer A. Peters, husband and wife

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 the northerly part of Lot No. 177 and the southerly part of Lot No. 176 on Belmont Land Company's Plan of Lots, called "Belmont Heights," as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEGINNING on the westerly margin of Belmont Boulevard, at the northeast corner of the property conveyed to Buster B. Farmer and wife, by deed from Ioa Payne, Joslin and husband, of record in Book 675, page 145, said Register's Office; thence, with the westerly margin of said Boulevard, northwardly 53 feet to the southeast corner of the property conveyed to Marianne T. Steele by deed from Edgar C. Allen, Trustee, of record in Book 1086, page 440, said Register's Office; thence, with Steele's southerly line, westwardly 175 feet to the easterly margin of an alley; thence, with said alley, southwardly 45 feet, more or less, to the northwest corner of the Farmer property; thence, with Farmer's northerly line, eastwardly 175 feet to the beginning.

Being the same property conveyed to John R. Scarpati and spouse, Rebecca V. Scarpati, by Warranty Deed, from Steven D. Myers, a single person, dated June 30, 1995, of record in Book 9724, Page 186, Register's Office for Davidson County, Tennessee. Said property being further conveyed to John R. Scarpati, by Quitclaim Deed, from Rebecca V. Scarpati, dated December 12, 1996, of record in Book 10309, Page 934, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 34, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 350, Page 28, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2403 Belmont Boulevard, Nashville, TN 37212.

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 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 my/our hand(s) this 25th day of April, 2016.

John R. Scarpati

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, a Notary Public of said County and State, John R. Scarpati, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2016.

Notary Public

My Commission Expires: 5/31/2019

CHELSEA MARIE TYLL
COMMONWEALTH OF VIRGINIA
REG. NO. 7647934 EXP. 5/31/19
NOTARY PUBLIC

File #: **160134SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027