28432-8 Box 14 return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20160042914 DEEDWARR
Recvd: 05/23/16 10:09 2 pgs
Fees:13.00 Taxes:2442.00
20160523-0051169

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2016.

Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John B. Peterson **Julie Peterson**	**Farmington Mortgage, a division of Capstar Bank**	**Map/Parcel: 117-13-0-F-002.00**
2416-A Abbott Martin Road	**2002 Richard Jones Rd, Suite 300A**	
Nashville, TN 37215	**Nashville, TN 37215**	

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,

Norman L. Ricci, Jr., Trustee of the M City One Revocable Land Trust

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

John B. Peterson and Julie Peterson, 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 Unit B of Abbot Martin Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in Declaration of Covenants, Conditions and Restrictions for Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080714-0071954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080714-0071954, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Norman L. Ricci, Jr., Trustee of M City One Revocable Land Trust, by Warranty Deed, from James Kennon Askew and Stephanie L. Askew, dated March 5, 2015, of record in Instrument No. 20150311-0020913, 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.
All matters of record in Plat Book 1130, Page 99, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20080714-0071954, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20080714-0071954, 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 2416-A Abbott Martin Road, Nashville, TN 37215.

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 19th day of May, 2016.

The M City One Revocable Land Trust

Norman L Ricci, trustee

By: Norman L. Ricci, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norman L. Ricci, Jr. with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the M City One Revocable Land Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of May, 2016.

A. SUBBARD

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160228SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027