THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047397**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20160044628 DEEDWARR
Recvd: 05/26/16 14:06 2 pgs
Fees: 13.00 Taxes: 1387.50
20160526-0053244

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Courtney Daily 2720 Sharondale Court Nashville, TN 37215-1210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-3-77.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy E. Peters, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Daily, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Hillsboro Circle, of record in Book 1130, Page 15, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 49.4 feet on the Northerly margin of Sharondale Court and extends back 126.1 feet on the Easterly line and 147.9 feet on the Westerly line to a line on the rear on which it measures 102.2 feet and being the original Lot No. 15 as shown on said plat, less than portion of said lot conveyed to the State of Tennessee, by deed of record in Book 4741, Page 433, said Register's Office.

Being the same property conveyed to Amy E. Peters, unmarried by Warranty Deed from Brian J. Thiele, and Wife, Anna R. Thiele, recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121621, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO CIRCLE, as recorded in Plat Book 1130, Page(s) 15.

Share Driveway Agreement recorded in Book 7178, Page 438.

Conveyance to State of Tennessee recorded in Book 4741, Page 433.

This is improved property located at 2720 Sharondale Court Nashville, TN 37215-1210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2016.

Amy E. Peters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy E. Peters, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018