WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

~~PREPARED BY:~~ RETURN TO:
~~BANKERS TITLE & ESCROW CORP~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry A. Peterson	OWNC	043-06-0
(NAME)	(NAME)	(MAP)
~~300 A & B Nix Dr.~~ ~~300 C & D Nix Dr.~~ 533 Church St suite 36F		344.00 & 345.00
(ADDRESS)	(ADDRESS)	(PARCEL)
~~Madison, TN 37115-2910~~ Nashville TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert Lee Smith, Executor of the Estate of Charles P. McCann, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Barry A. Peterson, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resub of Lots 9 & 23 on the unrecorded plan of Anderson Estates, of record in Plat Book 5190, Page 112, 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 Charles P. McCann and wife, Jean B. McCann by Warranty Deed from Slate & Sweeney Construction Company, of record in Book 5777, Page 446, Register's Office for Davidson County, Tennessee, dated July 29, 1981 and recorded on August 3, 1981.

The said Jean P. McCann having since died leaving Charles P. McCann as surviving tenant by the entirety. The said Charles P. McCann having then died on January 15, 2015 (See Probate #15P224 in Davidson County, Tennessee)

Being also known as 300 A & B Nix Dr., Madison, TN 37115-2910

And

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resub of Lots 9 & 23 on the unrecorded plan of Anderson Estates, of record in Plat Book 5190, Page 112, 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 Charles P. McCann and wife, Jean B. McCann by Warranty Deed from Slate & Sweeney Construction Company, of record in Book 5777, Page 439, Register's Office for Davidson County, Tennessee, dated July 29, 1981 and recorded on August 3, 1981.

The said Jean P. McCann having since died leaving Charles P. McCann as surviving tenant by the entirety. The said Charles P. McCann having then died on January 15, 2015 (See Probate #15P224 in Davidson County, Tennessee)

Being also known as 300 C & D Nix Dr., Madison, TN 37115-2910

BILL GARRETT, Davidson County
Trans: T20160046001 DEEDWARR
Recvd: 06/01/16 11:29 2 pgs
Fees: 13.00 Taxes: 860.25
20160601-0054989

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 300 A & B Nix Dr. and 300 C & D Nix Dr., Madison, Tennessee 37115-2910

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 my/our hand(s) this 31st day of May, 2016.

Estate of Charles P. McCann

Robert Lee Smith Executor

BY: Robert Lee Smith, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Lee Smith, Executor of the Estate of Charles P. McCann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of May, 2016.

Jennifer D. Stacey
Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY