PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160066241 DEEDWARR
Recvd: 08/02/16 09:50 2 pgs
Fees:13.00 Taxes:2216.30
20160802-0079502

W & I Ref: (RF) Title No.: 58461
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allan Peetz Mehgan Peetz 2517 Blair Boulevard Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10415002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Regan Stein, as surviving tenant by the entirety**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Allan Peetz and Mehgan Peetz,** Husband & Wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, BEING the easterly one-half of Lot No. 90 on the Plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Part of said lot fronts 50 feet on the south of Blair Boulevard and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to J. Michael Stein and wife, E. Regan Stein by Warranty Deed from Robert F. Kincaid and wife, Juliet Kincaid, dated July 15, 1993 and recorded on July 19, 1993 of record in Book 9017, page 774, Register's Office for Davidson County, Tennessee. The said J. Michael Stein has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on The Plan, of record in Book 332, page 132, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20010502-0045002, said Register's Office.

This is improved property, known as 2517 Blair 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2016.

E. Regan Stein

State of Tennessee

County of Davidson

On this 29th day of July, 2016, before me the undersigned authority, personally appeared E. Regan Stein, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/07/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018