WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076358 DEEDWARR
Recvd: 08/31/16 15:10 2 pgs
Fees:13.00 Taxes:762.20

20160831-0091578

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy L. Lozano	Primelending	064-15-OA-032.00
(NAME)	(NAME)	
609 Sweetwater Circle	18111 Preston Rd Ste 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas TX 75252	
(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 considerations, the receipt of which is hereby acknowledged, we, **Fredrick Peterson and Sarah Peterson, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristy L. Lozano, an unmarried woman**, hereinafter called the GRANTEE(S), 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 all of Lot No. 71 on the Plan of Revision One, Section One, Plantation Walk, R8 & R20 Residential P.U.D., of record in Plat Book 7900, Page 697, and amended by Surveyor's Certificate of Correction of record in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fredrick E. Peterson, an unmarried man by Warranty Deed from Kevin Denton and Keri Jodry-Denton, husband and wife, dated 01/19/2010, recorded 01/26/2010, of record in Instrument No. 20100126-0006433, in the Register's Office for Davidson County, Tennessee.

The said Frederick E. Peterson joins in this conveyance by his wife, Sarah Peterson to waive any and all rights in said property.

All matters shown on the plat of record in Plat Book 7900, Page 697, and amended by Surveyor's Certificate of Correction of record in Book 9432, Page 449, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 9231, Page 719, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 7900, Page 625, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 9356, Page 959, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11125, Page 430, in the Register's Office for Davidson County, Tennessee. Charter of Plantation Walk Homeowners Association Inc., of record in Book 9315, Page 723, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 609 Sweetwater Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 30th day of August, 2016.

Fredrick Peterson

Sarah Peterson

State of Tennessee
County of Wilson

Personally appeared before me Fredrick Peterson and Sarah Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122