Davidson County DEEDWARR
Recvd: 09/20/16 10:21 3 pgs
Fees:18.00 Taxes:1054.50
20160920-0098772

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2016.

Notary Public
My commission expires: 6-22-2020

02-1608-50029

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brad Dunbar	F&M Bank	159-00-0-157.00
5629 Hillview Drive	100 Bluegrass Commons Blvd	
Brentwood TN 37027	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brad Dunbar and Traci Dunbar**, hereinafter called the Grantees, their successors 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 Lot No. 7, on the Plan of Section Two, Bokor Heights, of record in Plat Book 4300, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin J. Peters and wife, Clara J. Peters by deed from Zoltan J. Bokor and wife, Ila Frances Bokor, dated August 3, 1976 and recorded August 9, 1976, of record in Book 5055, Page 347, Register's Office for Davidson County, TN. The said Benjamin J. Peters having since died on May 25, 2005. Clara J. Peters and Jacqueline M. Peters are one and the same person.

Further, being the same property conveyed to Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, established by the Revocable Living Trust Agreement of Jacqueline M. Peters, dated June 8, 2006 by deed from Jacqueline M. Peters, dated August 29, 2007, recorded September 10, 2007, of record in Instrument No. 20070910-0108644, Register's Office for Davidson County, Tennessee.

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 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 property is improved property known as 5629 Hillview Drive, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Jacqueline M. Peters joins in the execution of this instrument for the purpose of quitclaiming and conveying her interest, if any, in the subject property.

WITNESS my hand this 13th day of September, 2016.

Jacqueline M. Peters, Trustee of
The Jacqueline M. Peters Living Trust,
established by the Revocable Trust
Agreement of Jacqueline M. Peters,
dated June 8, 2006

Jacqueline M. Peters

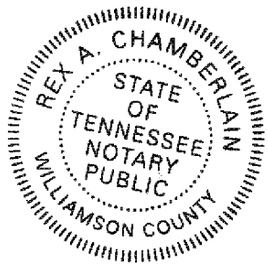
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jacqueline M. Peters, individually, and Jacqueline M. Peters, Trustee of The Jacqueline M. Peters Living Trust, established by the Revocable Trust Agreement of Jacqueline M. Peters, dated June 8, 2006**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of September, 2016.

Notary Public
State of Tennessee

My Commission expires: 6-24-20



True Copy Certification

I, Karen Tindall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins [Name of Notary], a notary public for this county and state, Karen Tindall [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/5/2019

{Notary' Seal}

