WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160093493 DEEDWARR
Recvd: 10/24/16 10:15 2 pgs
Fees: 13.00 Taxes: 1180.30

20161024-0111948

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8495 PETERSON CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Shelly L. Peterson	NEW OWNER	06401004300
308 ARRON COURT	19 Harbor Cove Dr.	
Old Hickory, TN 37138	Old Hickory TN 37138	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD G. BIXENMAN AND WIFE TARA LYNNE BIXENMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SHELLY L. PETERSON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 308 ARRON COURT, Old Hickory, TN 37138

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), their heirs and/or 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), their heirs and/or 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 hand on the 21st day of October, 2016.

Richard G. Bixenman

Tara Lynne Bixenman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD G. BIXENMAN AND TARA LYNNE BIXENMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 21st day of October, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 17, on the plan of Brandywine Place, of record in Plat Book 6250, Pages 327 and 328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard G. Bixenman and wife, Tara Lynne Bixenman by Warranty Deed from Mark J. Caldarulo and wife, Patricia A. Caldarulo, recorded on the 8th day of May, 1996 in Deed Book 10044, Page 527, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANDYWINE PLACE, as recorded in Plat Book 6250, Page(s) 327 and 328, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6488, Page 764 amended in Book 8904, Page 855, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter recorded in Book 6482, Page 873.

6. Easement recorded in Book 11445, Page 835.

7. Right-of-way Deed recorded in Book 2480, Page 629.

8. Right for an Easement to cut and maintain an outlet Ditch as reflected in Book 8256, Page 371.