PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160098852 DEEDWARR
Recvd: 11/08/16 11:44 2 pgs
Fees:13.00 Taxes:1257.74
20161108-0118190

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Paul E. Petersen and Sarah M. Petersen have this day bargained and sold and does hereby transfer and convey unto Reginald Ray Grisham, a single man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 3 of The Pridemore Subdivision of record by Instrument No. 20050422-0045163 (erroneously stated in Inst. No. 20050819-0099169, R.O.D.C., TN) in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul E. Petersen and wife, Sarah M. Petersen, by Warranty Deed dated May 23, 2006, from Frederick Scott Williams and Jason B. Wilkerson, each, a married man, of record by Instrument No. 20060523-0060611 in the Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Reginald Ray Grisham, a single man, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 7th day of November, 2016.

Paul E. Petersen

Sarah M. Petersen

6494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Paul E. Petersen and Sarah M. Petersen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of November, 2016.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $339,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah M Petersen
Affiant

Subscribed and sworn to before me this 7th day of November, 2016.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 063 00 0 277.00

Name and address of new owner:
Send tax bills to:
Reginald Ray Grisham
1534 Hudson Road
Madison, TN 37115