WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112835 DEEDWARR
Recvd: 12/22/16 09:32 2 pgs
Fees:13.00 Taxes:666.00
20161222-0134601

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE DIANNE M. CATHEY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa M. Peterson	Same as Owner	052 09 0 082.00
(NAME)	(NAME)	
444 Due West Ave. E		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Steve Wiberg, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lisa M. Peterson, a single woman,** hereinafter called the GRANTEES, their heirs 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. 6 on the Map of Montague Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 100 feet on the south side of Belle Camp Highway, now called Due West Avenue, and extends back between parallel lines 187.5 feet to a dead line.

BEING the same property conveyed to Steve Wiberg, by Warranty Deed from Daniel Zumwalt, unmarried, dated May 25, 2007 and recorded May 31, 2007 in Instrument No. 20070531-0064540, in the Register's Office of Davidson County, Tennessee.

Taxes for 2016 have been prorated between the Granto rand Grantee and all future taxes will be the responsibility of the Grantee.

Subject to the plan of record in Plat Book 421, page 141, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

Subject to Sanitary Sewer Easement of record in Book 5161, Page 110, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 444 Due West Ave. E, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hands this 15th day of December, 2016.

Steve Wiberg

State of Oregon
County of Multnomah

Personally appeared before me Steve Wiberg, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2016.

Notary Public
My Commission Expires: 9-21-19

File No.: 20161480

OFFICIAL STAMP
JESSICA LYNN HAMMONS
NOTARY PUBLIC - OREGON
COMMISSION NO. 942896
MY COMMISSION EXPIRES SEPTEMBER 21, 2019