{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS }
{Hailey J. Peterson &	{New Owners	}114-07-OB-171.00CO }
{Christopher A. Peterson	{	}
{1733 Haleys Hope Court	{	}
{Nashville, TN 37209	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{ Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Richard Sedlak and Jennifer K. Sedlak, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Hailey J. Peterson and Christopher A. Peterson, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Seven, Addition to Westchase, RS20 Cluster Lot P.U.D, of record in Instrument No. 20051202-0144886, as corrected in Instrument No. 20070627-0076862, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Sedlak and wife, Jennifer K. Sedlak by Warranty Deed from Thomas J. Friedli and wife, Gemma J. Guest Friedli, of record in Instrument No. 20130729-0078795, Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on July 29, 2013. (Value of consideration shown in aforementioned deed $230,000.00).

This is improved real property commonly known as 1733 Haleys Hope Court, Nashville, TN 37209.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations.

BILL GARRETT, Davidson County
Trans:T20170031266 DEEDWARR
Recvd: 04/13/17 11:45 2 pgs
Fees:13.00 Taxes:1147.00
20170413-0036221

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $310,000.00.
(
(Subscribed and sworn to before me
(this 7th day of April, 2017.
(
(My Commission Expires: 6-19-18 6-19-18

Affiant

Notary Public

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of April, 2017.

Richard Sedlak

Jennifer K. Sedlak

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Richard Sedlak and Jennifer K. Sedlak, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of April, 2017.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017