Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0727

BILL GARRETT, Davidson County
Trans:T20170048281 DEEDWARR
Recvd: 06/07/17 08:29 2 pgs
Fees:13.00 Taxes:647.50
20170607-0056744

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of June, 2017

Notary Public
Commission Expires: December 02 2019

MORGAN KEENEY
Commission Number 800635
My Commission Expires
December 02, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emilie Gilbert 509 Harold Prewett Drive Nashville, TN 37218	new owner	070-01-0A-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Roger M. Petersen and Judy A. Petersen, husband and wife, and Kevin S. Petersen, a married man, as tenants in common with right of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Emilie Gilbert, unmarried
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:

K.

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat, West Hamilton Place, a Cluster Lot Subdivision of record in Plat at Instrument No. 20020807-0094807, 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 Roger M. Petersen and Judy A. Petersen, husband and wife, and Kevin S. Petersen, unmarried, as tenants in common with right of survivorship by Warranty deed from Sam Shalaby of record in Instrument No. 20140423-0034269 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 23, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 509 Harold Prewett Drive, Nashville, TN 37218.

gap
KP RMP

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of June, 2017.

Roger M. Petersen

Judy A. Petersen

Kevin S. Petersen

STATE OF Iowa
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Roger M. Petersen and Judy A. Petersen,
And Kevin S. Petersen
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wells Fargo Bank Pleasant Hill Iowa, ~~Tennessee~~ this 1st day of June, 2017.

Notary Public
My Commission Expires: December 02 2019

(Notary Seal)

MORGAN KEENEY
Commission Number 800635
My Commission Expires
December 02, 2019