BILL GARRETT, Davidson County
Trans:T20170060970 DEEDWARR
Recvd: 07/17/17 15:25 2 pgs
Fees:13.00 Taxes:1084.10
20170717-0071815

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jonathan Mash & Candace Mash
420 Old Oak Way
Hermitage, TN 37076

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
RIchmond, VA 23224

MAP/PARCEL 086-04-0A-053.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan J. Peterson and Brian L. Peterson, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jonathan Robert Mash and Candace Johnson Mash, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Oakcrest, Phase 2-A of record in Plat Book 6900, Page 881, 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 Brian L. Peterson and wife, Susan J. Peterson by Warranty deed from Frank Batson Homes, Inc. of record in Book 8665, page 604 and Scrivener' s Affidavit recorded on September 07, 2012, in Instrument No. 20120907-0081150, Register's Office for Davidson County, Tennessee, dated June 30, 1992 and recorded on July 01, 1992.

This is improved property known as: **420 Old Oak Way, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations of record.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 14th day of July, 2017.

WITNESS MY HAND on this the 14th day of July, 2017

Brian L. Peterson

Susan J. Peterson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brian L. Peterson and Susan J. Peterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $293,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170448