THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170812959**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,500.00. Affiant Subscribed and sworn to before me, this 5th day of September, 2017. Notary Public My Commission Expires: 6/19/18

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

BILL GARRETT, Davidson County
Trans: T20170078443 DEEDWARR
Recvd: 09/07/17 13:29 2 pgs
Fees: 13.00 Taxes: 660.45
20170907-0092140

WARRANTY DEED

Address New Owner: Allie Nolte 1305 Pennock Avenue Nashville TN 37207	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 071-15-0-511.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jared T. Peters, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alissa R. Nolte, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Resubdivision of Lots 266, 267 and 268, Highland Land Company's Subdivision of record in Plat at Instrument No. 20060127-0010918, 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 Jared T. Peters by Special Warranty deed from Novastar Mortgage, Inc., by its Attorney-in-Fact, Saxon Mortgage Services, Inc of record in Instrument No. 20081211-0119482 Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded on December 11, 2008.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060127-0010918, Register's Office for Davidson County, Tennessee.

This is improved property located at 1305 Pennock Avenue Nashville TN 37207

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2017.

Jared T. Peters

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared T. Peters, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

