Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October 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
Batch# 22436
11/06/2017 12:03:10 PM
Fees: $13.00 Taxes: $925.00
Davidson County
DEEDWARR
2 pgs
20171106-0113782

Address of New Owner:	Send Tax Bills to:	Tax Information
Arthur Sherman Peterson 913 Springs Hill Way Antioch TN 37013	new owner	173 11 0A 084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Audie L. Sheridan and wife Kimberly B, Sheridan hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Arthur Sherman Peterson and wife Jennifer M. Trafton, Husband and Wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 63 on the Plan of Section Three Stanford Village RS10 Cluster Development of record in Instrument no. 20011217-0139079 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audie L. Sheridan and Kimberly B. Sheridan by deed from Laura L. Lasher and Jeff E. Lasher of record in Instrument No. 200612120153196 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Section Three Stanford Village RS10 Cluster Development of record in Instrument no. 20011217-0139079 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney,

and limitations on title set forth in restrictions recorded in in Instrument No 20000203-0011283 and amended in Nos 200000228-0019107; 20000301-0020280; 20010319-0026310; 20020123-0009420; 20041108-0134204 and in any allied instruments(s) referred to in said restrictions. 4) Charter Stanford Village Homeowners Association for of record in Instrument No 200002170016310

This property is improved property known as 913 Springs Hill Way, Antioch, Tennessee 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30th day of October, 2017.

Audie L. Sheridan

Kimberly B, Sheridan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audie L. Sheridan and Kimberly B, Sheridan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Frankin , Tennessee, this 30th day of October, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 10257