WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,816.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/9/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Summer County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Jarrett	Kyle Jarrett	136-03-OA-092.00
(NAME)	(NAME)	
1808 Ashmore Court	1808 Ashmore Court	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 51822 **DEEDWARR**
01/26/2018 09:48:27 AM 2 pgs
Fees: $13.00 Taxes: $332.32

20180126-0008299

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Todd A. Peterson, who is unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kyle Jarrett and Brittney Jarrett, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 52, Building No. 7, in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase I, of record in Book 4460, Page 79, as revised in Book 4460 Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd A. Peterson by Quitclaim Deed from Kevin G. Peterson, dated December 27, 2006 and recorded March 20, 2007 of record in Instrument No. 20070320-0033899; and also being the same property conveyed to Kevin G. Peterson, unmarried and Todd A. Peterson, unmarried by Warranty Deed from James M. Cowan, unmarried, dated April 17, 1998 and recorded April 23, 1998 of record in Book 10896, Page 537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Book 4460, Page 79, as revised in Book 4460 Page 88, in the Register's Office for Davidson County, Tennessee. Rights of the Co-Owners of Philhall Corporation in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 4651, Page 412, Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417, Book 8115, Page 838, Book 5189, Page 671, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien; Covenants, conditions, easements and restrictions recorded, as Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 765, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 200110250116633, Instrument No. 200506210071262, Instrument No. 200508170097909, Instrument No. 200602280022873, Instrument No.

200602280022872, Instrument No. 201507090066742, Instrument No. 201612050127268, in the Register's Office for Davidson County, Tennessee; Charter and Articles of Incorporation of Priest Lake Park Condominiums, Inc., recorded as Book 4944, Page 116, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4000 Anderson Road, Townhome 52, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of January, 2018.

Todd A. Peterson

Todd A. Peterson

State of Tennessee
County of Wilson

Personally appeared before me Todd A. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2018.

Notary Public
My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122