Bill Garrett Davidson County
Batch# 60194 DEEDWARR
02/20/2018 10:05:24 AM 2 pgs
Fees: $13.00 Taxes: $2,009.84
20180220-0015762

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $543,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah K. Looney	New Owner	118 14 0 130.00
(NAME)	(NAME)	
3512 Pleasant Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Forty-Three Thousand Two Hundred And No/100 Dollars ($543,200.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gary M. Peters, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sarah K. Looney**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Longview Manor, Sections One & Two of record in Plat Book 1424, Page 127, 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 Gary M. Peters by Warranty Deed from Lori Dye Condon and husband John Condon dated May 03, 2013 and recorded May 06, 2013 as Instrument No. 20130506-0045679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3512 Pleasant Valley Road, Nashville, TN 37204

File Number: FRN-180260SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP17-3512

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 do covenant with the said Grantees that we 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; 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 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 our hands this 30th day of January, 2018.

Gary M. Peters by Gary L. Peters, his Attorney In Fact

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Gary L. Peters, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary M. Peters, as Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of Gary M. Peters, for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2018.

Notary Public

My Commission Expires: June 2, 2020

(SEAL)

ANNE JAAKKOLA
MY COMMISSION # FF981762
EXPIRES June 02, 2020
(407) 398-0153 FloridaNotaryService.com

File Number: FRN-180260SSO