Bill Garrett Davidson County
Batch# 75879 DEEDWARR
04/03/2018 11:40:46 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180403-0031058

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30 DAY OF MARCH, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9355

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Gage Peterson		
3301 ORLEANS DRIVE		104-06-150.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RUTH H. ANZALONE, F/K/A RUTH HILL PETERSON,TRUSTEE OF THE PETERSON RESIDUAL TRUST U/W RICHARD A. PETERSON DATED NOVEMBER 8, 2007

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL GAGE PETERSON

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 125 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Page 124 and 125, Register's Office for said County. Said Lot No. 125 fronts 60 feet on the Southerly side of Dudley Avenue or Orleans Drive and runs back 165 feet on the Easterly line, with the Westerly margin of a 4-foot passageway between Lots Nos. 125 and 126 on said plan, and 160 feet on the Westerly line to Love Circle and measures 60 feet thereon.

Being the same property conveyed by Quitclaim Deed from Claire L. Peterson to Claire L. Peterson as Trustee of the Residual Trust U/W Richard A. Peterson dated 11/08/2007 as recorded on the 18th day of August, 2010 in Instrument No. 20100818-0065415 and Warranty Deed from Bernard K. Gordon and wife, Anita G. Gordon to Richard A. Peterson and wife, Claire L. Peterson as recorded on the 2nd day of April, 1965 in Deed Book 3876, Page 262, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S WEST END HEIGHTS SUBDIVISION, as recorded in Plat Book 332, Page(s) 124 and 125, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Rights of the Tennessee Central Railroad/Nashville Railway servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.

This is improved property known as 3301 ORLEANS DRIVE, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 16th day of March, 2018.

Ruth H. Anzalone, f/k/a Ruth Hill Peterson, Trustee of the Peterson Residual Trust U/W Richard A. Peterson dated November 8, 2007

BY: _____ f/k/a Ruth Hill Peterson, Trustee

Ruth H. Anzalone, f/k/a Ruth Hill Peterson, Trustee

~~STATE OF~~ Commonwealth of Massachusetts

COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ruth H. Anzalone, f/k/a Ruth Hill Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of TRUSTEE OF THE PETERSON RESIDUAL TRUST U/W RICHARD A. PETERSON DATED NOVEMBER 8, 2007, the within named bargainor, a trust, and that Ruth H. Anzalone, f/k/a Ruth Hill Peterson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Boston (city), MA (state), this 16th day of March, 2018.

Notary Public: _____

My Commission Expires: July 24, 2020

LESLIE J. MARTELLO
MY COMMISSION EXPIRES JULY 24, 2020
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS