This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 79801 DEEDWARR
04/11/2018 01:06:42 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180411-0034162

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 10th day of April, 2018.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michelle Caruso Peterson	Gardner Financial Services LTD dba Legacy Mutual M	155-16-0A 085.00
4901 Traceway Drive	210 Westwood Pl., Ste. 140	
Nashville, TN 37221	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURI A. GREGOIRE AN UNMARRIED WOMAN,, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHELLE CARUSO PETERSON, A MARRIED WOMAN, AND FRANK SAMUEL CARUSO, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 165 on the plan of Traceside Section 3 as of record in Plat Book 9700, Page 47, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lauri A. Gregoire by deed from Paul E. Gregoire, of record in Instrument No. 20160418-0036695, dated 03/24/2016, Register's Office for said County.

Also being the same property conveyed to Paul E. Gregoire and Lauri A. Gregoire, wife, and husband, by deed from Richard E. Watters, an unmarried man, of record in Instrument No. 20150205-0010958, dated 02/03/2015, Register's Office for said County.

NOTE: Subject property is a corner lot. Mailing address is 4901 Traceway Drive; however, the actual property address per county records is 6017 Deerbrook Drive, Nashville, TN 37221.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4901 Traceway Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of April, 2018.

Laurie A. Gregoire

LAG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laurie A. Gregoire, LAG with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY