Bill Garrett Davidson County
Batch# 113481 DEEDWARR
07/09/2018 02:30:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20180709-0066138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of July, 2018

Notary Public
My Commission expires 7/8/19
(Affix Seal)

HALL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2018 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrea A. Joseph	Ameris Bank	135-11-0-C-040.00CO
102 Nashboro Greens	1800 Parkway Place Suite 820	
Nashville, TN 37217	Marietta, GA 30067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gary Petersen Estate Planning Land Trust, Trustee, Inc., Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrea A. Joseph, single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 40, Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village, Tract 18 as shown by plat of record in In Book 11700, page 48 and amending Book 9700, page 968, of The Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary A. Petersen and wife, Connie A. Petersen, by deed on November 8, 2002, of record in Instrument Number 20021114-0140926, Register's Office for Davidson County, Tennessee. And further conveyed to Gary A. Petersen, as Sole Owner by Quitclaim Deed from Gary A. Petersen and Connie A. Petersen on June 5, 2008 of record in Instrument Number 20080623-0064005, said Register's Office. And further conveyed to Gary Peteresen Estate Planning Land Trust, Trustee, Inc., Trustee by deed from Gary A. Petersen, as sole owner on February 28, 2018 of record in Instrument Number 20180305-0020230, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 11700, page 48, amending Book 9700, page 968, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4827, page 14; Book 5469, page 840; and Book 7751, page 907, Register's Office for Davidson County, Tennessee.

This is improved property known as: **102 Nashboro Greens, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 6, 2018.

Gary Petersen Estate Planning Land Trust

by Trustee, Inc., Trustee

By Eric Green, Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 6th day of July, 2018, before me, appeared Eric Green, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Trustee, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Eric Green acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for** registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.