WARRANTY DEED

File #19446

Karen Johnson Davidson County
Batch# 318526 DEEDWARR
11/22/2019 12:06:05 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20191122-0120942

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Peterson	NEW OWNER	-188-10-0A-005.00
(NAME)	(NAME)	
1125 Princeton Hills Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **James S. Mason and Vicki L. Mason, husband and wife and Barbara Welsh, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel L. Peterson and Cathy Ann Peterson, Trustees of the Daniel and Cathy Peterson Revocable Living Trust UAD October 20,2003** HEREINAFTER CALLED THE GRANTEE, ITS' 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. 5 on the Plan of Final Plat Subdivision of Carothers Crossing, Phase 1 of record in Plat at Instrument No. 20070614-0071367, 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 James S. Mason and Vicki L. Mason, husband and wife and Barbara Welsh, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited liability Company of record in Instrument No. 20181231-0126503 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1125 Princeton Hills Drive, Nolensville, TN 37135

(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 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, 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 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 my ~~hand this~~ 14th day of November, 2019.

James S. Mason

Vicki L. Mason

Barbara Welsh by Vicki L. Mason, her attorney in fact

Barbara Welsh by Vicki L. Mason, her attorney in fact

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **James S. Mason and Vicki L. Mason**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2019.

My commission expires: 04/22/2021

Notary Public

CHRISTOPHER KUH
Notary Public - State of Nevada
County of Clark
APPT. NO. 13-10733-1
My App. Expires April 22, 2021

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Vicki L. Mason**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Barbara Welsh** for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for **Barbara Welsh**, and is authorized by **Barbara Welsh** to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of November, 2019.

My Commission Expires: 04/22/2021

Notary Public

CHRISTOPHER KUH
Notary Public - State of Nevada
County of Clark
APPT. NO. 13-10733-1
My App. Expires April 22, 2021

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027