STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2019.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G19-7147

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Raven M. Peters and Alayna M. Barton-Peters (NAME)	NEW OWNER (NAME)	26-7-201
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 323065 DEEDWARR
12/02/2019 12:48:23 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20191202-0123629

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 HEREBYACKNOWLEDGED, WE, **Betty S. Childress, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raven M. Peters and Alayna M. Barton-Peters, husband and wife**, 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. 133 on the Resubdivided Plat of Windsor Green, Phase I, Section II, as of record in Book 6050, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty S. Childress, a single woman by Deed dated October 6, 2009 from Micah Hartman and wife, Jessica Hartman, recorded October 14, 2009, in Instrument Number 20091014-0095166, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6050, page 159, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 6406, page 929 and Book 6406, page 950, Register's Office for Davidson County, Tennessee.
3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
4. Charter of Homeowner's Association of record in Book 6396, page 542 and Book 8192, page 65, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to HOA in Book 7864, page 369, said Register's Office.
6. Easement to Madison Suburban Utility District in Book 4377, page 94 and Book 6636, page 824, said Register's Office.
7. Sanitary sewer easement in Book 6117, page 290, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 107 Asbee Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 25th day of November, 2019.

Betty S. Childress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2019, before me personally appeared Betty S. Childress, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2019.

DONNA C. WARR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066