Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

File Number: 1912771

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 30th day of December, 2019.

Notary Public
My Commission Expires: 3/7/22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Curt Thomas Peterson and Katherine Henry	Everett Financial Inc. DBA Supreme Lending	173-10-0A-056.00-CO
3116 Barnes Bend Dr.	14801 Quorum Dr. Ste 300	
Antioch, TN 37013	Dallas, TX 75254	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas A. Browne and wife, Felicia Garvin-Browne, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Curt Thomas Peterson and Katherine Peterson, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Revision One, Section 1, Phase 2, Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20071003-0117933, 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 Thomas A. Browne and wife, Felicia Garvin-Browne by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20080827-0087959 Register's Office for Davidson County, Tennessee, dated August 20, 2008 and recorded on August 27, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3116 Barnes Bend Dr., Antioch, TN 37013.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Karen Johnson Davidson County
Batch# 337127 DEEDWARR
01/02/2020 09:40:59 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200102-0000173

WITNESS my hand this 30th day of December, 2019.

Thomas A. Browne

Felicia Garvin-Browne

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas A. Browne and Felicia Garvin-Browne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 30th day of December, 2019.



Notary Public at Large
My Commission Expires: 4/18/21