Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 524603 DEEDWARR
12/04/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20201204-0140987

39-B
File #20-1589

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Peterson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grady P. Hood,*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* unmarried man

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Tuggle Heights, as of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Jonathan Peterson, unmarried man by deed from Scott Hanchar, a single man, dated April 5, 2017, in the amount of $20170412-0035813, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 2915 Wingate Avenue, Nashville, TN 37211.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| **NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT** | **TAX MAP-PARCEL #:** |
|---|---|---|
| **Grady P. Hood** | Truist Bank | **119-14-0-118.00** |
| **2915 Wingate Avenue** | 1001 Semmes Ave. | |
| **Nashville, TN 37211** | Richmond, VA 23224 | |

**WITNESS THE EXECUTION HEREOF** this 20th day of November, 2020.

**Jonathan Peterson**

**State of Tennessee )**
**County of Davidson )**

On this 20th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Peterson and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 262,500.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of November, 2020.

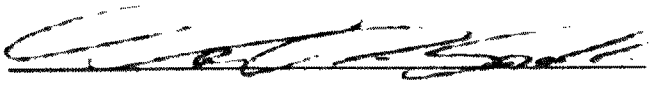
Notary Public

My Commission Expires: 11/27/23

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

# True Copy Certification

I, Devan P. Spinelli, 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.

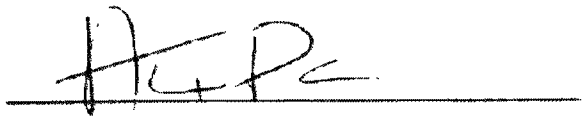


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

