39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 524724 DEEDWARR
12/04/2020 12:20:39 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20201204-0141172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-112520

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jonathan Peterson | CapStar Bank | |
| (NAME) | (NAME) | |
| 721 South 13th Street | 2002 Richard Jones Rd #300 | 094-01-0-213.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSAN WOODS, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN JOSEPH PETERSON, SINGLE MAN, 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. 150 on the Plan of Payne, Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 Susan R. Woods, a single woman by Warranty deed from Kelley Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090624-0058880 Register's Office for Davidson County, Tennessee, dated June 19, 2009 and recorded on June 24, 2009.

Being the same property conveyed to Susan Woods, unmarried, and Tara Zammichieli, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Susan R. Woods, a single woman of record in Instrument No. 20150706-0064850 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 06, 2015.

Being the same property conveyed to Susan Woods, unmarried by Quitclaim deed from Tara Zammichieli, unmarried of record in Instrument No. 20180102-0000461 Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on January 02, 2018.

Erin McIntyre, spouse of Susan Woods, joins in this conveyance to convey any marital interest in the said property, if any.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 721 South 13th Street, Nashville, TN 37206
(House No.) (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 numbe- 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 the 30th day of November, 2020

Susan Woods
Susan Woods

Erin McIntyre by Susan Woods, Attorney In Fact
Erin McIntyre, by Susan Woods, Atto-ney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of November, 2020, before me personally appeared Susan Woods, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of November, 2020, before me personally appeared Susan Woods to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erin McIntyre and who acknowledged she executed the same as the free act and deed of the said Erin McIntyre.

Witness my hand and official seal, th s the 30th day of November, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires