Karen Johnson Davidson County
Batch# 540051 DEEDWARR
12/22/2020 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201222-0152101

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: March 06, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessie S. Dressler	New Owner	093-06-1D-505.00
(NAME)	(NAME)	
309 Church St., Apartment 505		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Pete M. Peters,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessie S. Dressler, a 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:

Being all of Unit 505, and 1 parking space(s), The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Pete M. Peters by Warranty Deed from The Exchange Lofts, LLC, a Tennessee limited liability company, dated July 14, 2005 of record in Instrument 20050714-0081916, Register's Office, Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20060315-0029768 in the Register's Office for Davidson County, Tennessee.

Teresa Peters joins in conveyance to convey any and all martial rights that she might have.

unimproved ☐

This is improved ☑ property, known as 309 Church St., Apartment 505, Nashville, TN 37201
(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/our hands this 14th day of December, 2020.

Pete M. Peters

Teresa Peters

State of Tennessee
County of Rutherford

Personally appeared before me Pete M. Peters and wife, Teresa Peters, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2020.

Jack Gritton

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

Jack Evans Gritton, II
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

File No.: 24755

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021