THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35964-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, w[illegible] for this transfer is: $1,250,000.00. Wanda Hiett Affiant Subscribed and sworn to before me this 31st day of December, 2020. Tracy Perry Notary Public My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 544502 DEEDWARR
01/04/2021 11:43:32 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20210104-0000485

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Craig A. Petersen & Amy A. Petersen 202 Carden Avenue Nashville, TN 37205	**Send Tax Bills To:** CapStar Bank 2002 Richard Jones Rd. Ste 1300 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 10413005300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan L. Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig A. Petersen and Amy A. Petersen, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 202 Carden Avenue, Nashville, TN 37205.

Bart I. Victor, spouse of the Grantor, joins in the execution of this document in order to convey his marital interest in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of December, 2020.

Susan L. Smith by Gerald G. Patterson, her attorney-in-fact

Bart I. Victor by Gerald G. Patterson, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan L. Smith, and he is authorized by Susan L. Smith to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of December, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bart I. Victor, and he is authorized by Bart I. Victor to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of December, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17, on the Map of Bransford Realty Company's Subdivision of Lots Nos. 6 and 23 both inclusive of Block "G" Whitland Realty Company's Subdivision, the Plan of which is of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 54 feet on the east side of Carden Avenue and extends back eastwardly 210 feet on the south line and 214.75 feet on the north line to a dead line in the rear on which it measures 100 feet.

Together with a shared driveway as described in the Shared Driveway Agreement of record in Book 7377, page 736, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bart I. Victor and spouse, Susan L. Smith by deed dated March 17, 1999 from William F. Bundy and spouse, Kimberly J. Bundy of record in Book 11390, page 202, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 11, 2002 of record in Instrument No. 20021112-0139798, Register's Office for Davidson County, Tennessee, Bart I. Victor and Susan L. Smith conveyed subject property to Susan L. Smith.

Together with a perpetual, non-exclusive easement for ingress, egress, and driveway purposes as more fully described in the Shared Driveway Easement of record in Instrument No. 20201210-0144595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 547, page 53, Register's Office for Davidson County, Tennessee.
3. Shared Driveway Agreements of record in Book 7377, page 736 and Instrument No. 20201210-0144595, Register's Office for Davidson County, Tennessee.