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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535100** Karen Johnson Davidson County Batch# 654344 **DEEDWARR** 06/10/2021 01:20:32 PM 2 pgs Fees: $13.00 Taxes: $3,700.00 20210610-0078404	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2021. Notary Public My Commission Expires:

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2024

WARRANTY DEED

Address New Owner: Kirk H. Peterson and Kimberly B. Peterson 1216 Saxon Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ FIRST BANK 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 145-03-0-070.00

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, **John White, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kirk H. Peterson and Kimberly B. Peterson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, TN, BEING Lot No. 11, on the Plan of Hillmont Estates, Section One, of record in Plat Book 3700, page 100, Register' s Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to JOHN WHITE, by deed from ALI HEMYARI and wife, CAROLINE DICKENS, NOW KNOWN AS CAROLINE K. HEMYARI, of record in Instrument No. 20140617-0052741 , dated June 13, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 145-03-0-070.00.

Matters shown on the Plan of record in Plat Book 3700, page 100, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4074, page 626, said Register's Office.

This is improved property located at 1216 Saxon Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 8th day of June, 2021.

John White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John White, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022