# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,546.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN ERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 680684 **DEEDWARR**
07/21/2021 11:16:09 AM 2 pgs
Fees: $13.00 Taxes: $1,641.12

20210721-0097752

G-SB-FSBO-21-1111B

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Annalisa E. Field** | **CapStar Bank** | |
| (NAME) | (NAME) | |
| **1111 B Straightway Avenue** | **2002 Richard Jones Road, Suite A300** | **072-14-0N-002.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Nashville, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID M. PETERSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNALISA E. FIELD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1111 Straightway Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140505-0037931, and being shown on Plat attached thereto as Exhibit "A", 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 David M. Peterson, single man by Warranty deed from D219, LLC of record in Instrument No. 20150708-0066391 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 08, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 1, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1111 Straightway Avenue, a Horizontal Property Regime With Private Elements with By-Laws appended thereto, of record in Instrument Number 20140505-0037931, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1111 Straightway Avenue, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20140505-0037931, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1111 B Straightway Avenue, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19th DAY OF JULY, 2021.

David M. Peterson by Margaret Means, 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, MARGARET MEANS, 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 DAVID M. PETERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID M. PETERSON.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212