THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Hale, Kelley, Herbert & Crawford
3rd Floor, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

MORTGAGEE — NONE

Bat 6

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7-A-21	Mr/Mrs R.Claybourne Petrey, Jr. SAME	Mr & Mrs. Petrey 4260 Jamesborough Pl Nashville, TN 37215
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7008 PAGE 345

JAMES C. McCANLESS, JR., and wife, MARGARET P. McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. CLAYBOURNE PETREY, JR., and wife, SUZANNE VAN ZANDT PETREY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Hillsborough Place, Phase II and III, as of of record in Book 5200, page 42, and revised in Book 5200, page 160, to which plat reference is made for a more complete description.

Being the same property conveyed to James C. McCanless, Jr., by deed from James C. McCanless and wife, Barbara Jean Little McCanless, as of record in Book 5334, page 659 and by Quitclaim deed from Nancy Gafford McCanless, as of record in Book 6885, page 185.

This conveyance is made subject to Declarations of covenants, conditons and restrictions including but not limited to assessments, charges and liens contained in an instrument of record in Book 5151, page 50 and Book 5240, page 165 and Book 5292 page 134, as amended in Book 5332, page 212 and further subject to Master Deed of record in Book 5243, page 928 and By-Laws in Book 5342, page 928, and all matters set forth in Exhibit "A" attached hereto and made a part hereof.

This instrument prepared by Douglas A. Brace, Attorney at Law, Third Floor Noel Place, 200 Fourth Avenue North, Nashville, Tennessee, upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of October, 19 86

James C. McCanless, Jr.

Margaret P. McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. McCanless, Jr. and wife, Margaret P. McCanless the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14 day of October, 19 86.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 19 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES C. McCANLESS, JR., AND WIFE

TO

R. CLAYBOURNE PETREY, JR., AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

EXHIBIT "A"

1. Restrictive covenants, easements including but not limited to pedestrian access and utility and drainage purposes, assessments, resale provisions and commissions, repurchase options and other burdens and undertakings all as set out and contained in the instrument of Restrictive Covenants for Hillsborough Place, as of recordin Book 5240, page 165, Register's Office.

2. By instrument of record in Book 5292, page 134 and re-recorded in Book 5332, page 212, the restrictive covenants of record in Book 5240, page 165, and Book 5151, page 50, were amended by striking covenants number 1 of the instrument of record in Book 5240, page 165, and substituting in lieu thereof an amended covenant and by striking paragraph number 11 of the covenants of record in Book 5240, page 165, and by substituting in lieu thereof an amended covneant and further incorporates an amended description of the premises subject to the provisions of the aforesaid documents.

3. The charter of Hillsborough Place Cooperative, of record in Book 5243, page 928, setting forth the purposes of the Corporation and the authority vested in it providing that every person and entity who is a record owner of an interest in any lot located within the Hillsborough Place, shall be a member of the Corporation and among other things authorizes the corporation to fix, levy, collect and enforce payment of charges or assessments levied against members of the corporation.

4. Sanitary sewers and/or storm drainage easement and two 20 foot temporary construction easements conveyed by deed from A.A. Boone to Metropolitan Government of Nashville and Davidson County,Tennessee, dated March 22, 1967, of record in Book 4122, page 331. Note: Said easement is not executed by the spouse, if any, of A.A. Boone.

5. Coveyance of sewer from James C. McCanless, Jr., to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, dated April 12, 1978, of record in Book 5275, page 548, Register's Office.

6. Conveyance of water mains from James McCanless, Jr., to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated November 15, 1978, of record in Book 5366, page 556, said Register's Office.

NOTE: As to Exctptions 6 and 6 above, the execution and acknowledgments of said instruments are improper.

7. Driveway encroachment easement conveyed by deed from James C. McCanless, Jr., and Nancy McCanless to Thomas J. Trent and wife, Laura Nelson Trent, dated June 28, 1985, of record in Book 6596, page 537. NOTE: Said easement is not executed by the spouses, if any, of James C. McCanless, Jr., and Nancy McCanless.

8. All matters as shown on the Plat of Phase II and III, Hillsborough Place, of record in Book 5200, page 42, and revised in Book 5200, apge 160. Said plat shows an owner's certicate, a 20 foot setback line from Jamesborough Place, a 5 foot setback line from the northerly and southerly side lines of said lot, a 20 foot setback line from the westerly rear line of said lot, and a 10 foot easement for public utility and drainage purposes along the westerly rear line of said lot.

9. Easement for Belmont Boulevard lying within the premises and title to that portion, if any, lying within the proposed road along the southerly boundary.

10. Easement for Belmont Boulevard, as described in Ordinance Bill #77-497 and easement retained in Ordinance Bill for utilities upon the closed portions of the property mentioned in said Bill.

11. Easement retained in Ordinance Bill No. 77-489 for utilities upon the closed portions of the property mentioned in said Bill.

12. Title to that portion of the property lying within bounds of a 10 foot passage way on the southerly boundary and Belmont Boulevard on the east boundary as described in Ordinance No. 77-489 of Metropolitan Government of Davidson County, Tennessee.

5243 5

IDENTIFICATION REFERENCE

OCT 14 10 58 AM '86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7008 PAGE 348

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1600 .00- SALE
473.20 STax
.50 RPTF
9.00 WDE
TOTAL 482.70
3757A167 4/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52435

IDENTIFICATION REFERENCE

Oct 14 10 58 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY

No. 306393