SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

~~39-B~~
File #02-1370

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lee Alan Pettit, and wife, Kelly Pettit**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua M. Gunnels and wife, Anne N. Gunnels**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Phase 2, Southampton, as of record in Plat Book 5200, page 595, amended in Book 6150, page 298, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee Alan Pettit and wife, Kelly Pettit by deed from Jesse B. Baker and wfie, Leigh Ann Baker, of record in Book 8973, Page 301, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 7116 Bay Cove Trail, Nashville TN 37221.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 17th day of July, 2002

Lee Alan Pettit
**Lee Alan Pettit**

Kelly Pettit
**Kelly Pettit**

Davidson County DEEDWARR
Recvd: 07/19/02 11:11 2pgs
Fees:13.00 Taxes:514.30
20020719-0087139

**State of Tennessee )**
**County of Davidson )**

On this 17th day of July, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lee Alan Pettit and Kelly Pettit, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 139,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of July, 2002.

Notary Public

My Commission Expires: 11/2/2

**NEW OWNER:**
**Joshua M. Gunnels**
**7116 Bay Cove Trail**
**Nashville, TN 37221**

**RESPONSIBLE FOR TAX PAYMENT:**
ERA Mortgage
3000 Leaderthall Rd.
Mount Laurel, NJ 08054

**TAX MAP-PARCEL #:**
**141-12-B-37CO**