Davidson County DEEDWARR
Recvd: 06/19/08 13:18 2 pgs
Fees:13.00 Taxes:554.63
20080619-0063249

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason L. Pavlik	Guaranty Trust Company	Parcel ID:
4217 Chesney Glen Drive	316 Robert Rose Dr.	087010A06900CO
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Julie A. Callahan and Anthony M. Peyrolo, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jason L. Pavlik and wife, Sarah J. Pavlik

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 143, on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Julie A. Callahan and Anthony M. Peyrolo by deed from Donald H. Fields and Tiffany B. Fields, of record in Instrument 20040106-0002212, dated December 15, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10640, Page 944; Book 10528, Page 73; and Book 11317, Page 674, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 288, said Register's Office.

Power of Attorney of record in Instrument 20080619-0063248, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4217 Chesney Glen Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 18th day of June, 2008.

Julie A. Callahan by Attorney in fact
Julie A. Callahan

Anthony M. Peyrolo by Attorney in fact
Anthony M. Peyrolo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Paul Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Julie A. Callahan and Anthony M. Peyrolo as his/her/their Attorney in Fact as the free act and deed of the within named Julie A. Callahan and Anthony M. Peyrolo.
Witness my hand and official seal at Nashville, Tennessee the 18th day of June, 2008.

My Commission Expires: 1/24/09

Notary Public

