File No. 280501029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

Rosenthal
State Of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

MY COMMISSION EXPIRES NOV 22 2010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ava Lu Broadbent	New Owner	Map 098-3-0B Parcel 004.00CO
(NAME)	(NAME)	
4912 Southport Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jamie D. Petry, unmarried,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Ava Lu Broadbent, unmarried,** hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Plan of Newport, a Planned Unit Development, as shown on plat appearing of record in Plat Book 9700, Page 568, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jamie D. Petry, unmarried by Warranty Deed dated January 24, 2003 from Darrin L. Hines, unmarried, and filed of record in Instrument No. 20030507-0061095, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Covenants, Conditions and Restrictions as set forth in Book 10778, Page 1; Homeowners Association Charter of record in Book 10777, Page 982, Register's Office for said County; Sewer line Easement(s) as shown of record in Book 11497, Page 562, Register's Office for said County; Subject to Boundary Plat as set forth per Plat Book 9700, Page 441, said Register's Office; Subject to any and all matters on plan of record filed in Plat Book 9700, Page 568; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 06/24/08 09:26 2 pgs
Fees:13.00 Taxes:821.03

20080624-0064822

unimproved ☐

This is improved ☒ property, known as 4912 Southport Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 20th day of June, 2008.

Jamie D. Petry

STATE OF TENNESSEE

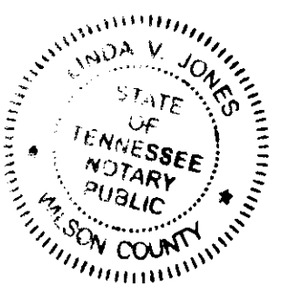
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jamie D. Petry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of June, 2008.

Commission expires: June 22, 2009

Linda V. Jones Notary Public



(seal)

File Number: 280501029

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122