Return to:
Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville, TN 37211
615-777-2011
#14418

File No. 280700193

WARRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$112,000.00~~ 111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/05/08 10:39 2 pgs
Fees:13.00 Taxes:423.65
20080905-0091086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Letyron Petty	~~Letyron Petty~~ New South Federal	162 13 162.00
(NAME)	(NAME)	
804 Ilawood Court	~~804 Ilawood Court~~ 210 Automation Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211 Birmingham AL 35210	
(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 considerations, the receipt of which is hereby acknowledged, we, **Reginald Lewis , unmarried and Anna M. Henley, unmarried**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Letyron Petty, a married man**, 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:

*B.

LAND in Davidson County, Tennessee, Being Lot No. 31, Section One, Dreamland Estates Southeast, as shown by plat of record in Plat Book 5200, Pages 646 & 647, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Reginald Lewis, Unmarried and Anna M. Henley, Unmarried, Joint Tenants with right of survivorship, by Warranty Deed dated February 23, 2001, filed of record March 8, 2001 and re-recorded on October 12, 2001, from Johnny Washburn and wife, Brenda G. Washburn, of record by Instrument No. 20010308-0021899 and re-recorded by Instrument No. 20011018-0111522 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: all matters as set forth on the plat of record in Plat Book 5200, Page 646 and 647; Restrictive Covenants of record in Book 6192, Page 926; Transmission Line Easement as shown of record in Book 2439, Page 564; Utility Easement as shown of record in Deed Book 4545, Page 206 and Book 4545, Page 203, all of 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.

unimproved ☐

This is improved ☒ property, known as 804 Ilawood Court , Nashville, TN 37211
(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 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 my/our hands this 29th day of August, 2008.

Reginald Lewis

Anna M. Henley

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 Reginald Lewis and Anna M. Henley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of August, 2008.

Commission expires: 11-7-2011

Notary Public

File Number: 280700193

RETURN TO:
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100 Bluegrass Commons Blvd., Suite 102
Hendersonville, TN 37075

