File No. 290400709

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/09 16:16 3 pgs
Fees:18.00 Taxes:425.50
20090603-0051521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 16, 20[illegible]
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Phelps	Josephine Phelps	Part of 161-0-00-068.00
(NAME) 15388 Old Hickory Blvd.	(NAME) 3328 Smith Springs Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Antioch, TN 37013	
(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, I, **Allen W. Pettus**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Josephine Phelps**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Final Plat, Pettus Property, as shown by plat of record in Instrument No. 20090527-0048500, of the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the North right-of-way of Old Hickory Boulevard, said iron rod being the southwest corner of the property described herein, and the Southeast corner of Barton Vale Subdivision (Plat Book 7900, Page 639); Thence, with said right-of-way, North 67 degrees 39 minutes 41 seconds East, a distance of 314.95 feet to an iron rod; thence North 67 degrees 36 minutes 19 seconds East, a distance of 112.14 feet to an iron road, the true point of beginning; thence leaving said right-of-way, North 18 degrees 45 minutes 25 seconds West, a distance of 194.44 feet to an iron rod; thence North 24 degrees 46 minutes 10 seconds East, a distance of 70.71 feet to an iron rod; thence North 69 degrees 46 minutes 27 seconds East, a distance of 129.56 feet to an iron rod; thence South 27 degrees 53 minutes 41 seconds East, a distance of 238.32 feet to an iron rod in the North right-of-way of Old Hickoey Boulevard; thence, along said right-of-way, South 67 degrees 36 minutes 19 seconds West, a distance of 216.50 feet to the point of beginning and containing 46,245 square feet or 1.062 acres of land, more or less.

Being part of the same property conveyed to Allen W. Pettus and wife, Dorothy S. Pettus by Deed from Billie W. Grammer and wife, Ruth E. Grammer and filed for record in Book 3373, Page 265, Register's Office for said County. Dorothy S. Pettus having since died on December 18, 2008.

This conveyance is subject to:

Subject to all matters as set forth on the plat of record in Plat Book 5190, Page 24 and Instrument No. 20090527-0048500, Register's Office of said County.

Slope and Construction Easement as shown of record in Book 7859, Page 361, Register's Office for said County.

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 15388 Old Hickory Blvd., 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 my/our hands this 27th day of May, 2009.

Allen W. Pettus

Allen W. Pettus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Allen W. Pettus** 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 27th day of May, 2009.

Commission expires:

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 290400709

RETURN TO:

Cumberland Title

1604 Westgate Circle, Suite 3

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

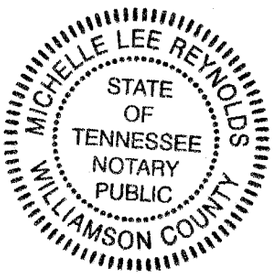
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900