03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 13th day of November, 2009.

Diane K. Mann
Notary Public
My commission expires: 2/11/13

BILL GARRETT, Davidson County
Trans: T20090078809 DEEDWARR
Recvd: 11/19/09 13:08 2 pgs
Fees: 13.00 Taxes: 490.25
20091119-0106630

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0909-36200

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie Petty 701 Oak Creek Drive Antioch TN 37013	NEW OWNER	149-02-0-051

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter W. Sullivan and wife, Rachel L. Sullivan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julie Petty**, hereinafter called the Grantees, their successors 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 Lot No. 100 on the Plan of Oakwood Subdivision, Phase One, of record in Book 6900, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Peter W. Sullivan and wife, Rachel L. Sullivan, by deed from Robert A. Schutt and wife, Kathryn Schutt, dated November 30, 2001, recorded January 8, 2002, of record in Instrument No. 20020108-002910, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 701 Oak Creek Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

PS

WITNESS my hand this ____ day of November, 2009.

Peter W. Sullivan

Peter W. Sullivan

Rachel L. Sullivan

Rachel L. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peter W. Sullivan and Rachel L. Sullivan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of November, 2009.

Rachelle Caudill

~~Diane K. Mann~~ Rachelle Caudill RC
State of Tennessee at Large

My Commission expires ~~02/11/13~~ 9/22/2010 RC

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY