WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson
BILL GARRETT, Davidson County Trans:T20100015137 DEEDWARR Recvd: 03/15/10 14:05 2 pgs Fees:13.00 Taxes:610.50 20100315-0019472	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3/10/2010 Notary Public MY COMMISSION EXPIRES: 5/23/11 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:

Four Star Title, LLC

541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122

File #10-0026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Streicher Hilliard	Same as new owner	136-05-0-A-011.00-CO
(NAME) 313 Kottas Place	(NAME)	
(ADDRESS) Nashville,TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy Adam Pettis, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla Streicher Hilliard,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 11 on the plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development), according to the plat thereof, recorded in Book 9700, page 920, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and Description of said lot.

Being the same property conveyed to Timothy Adam Pettis, unmarried, by deed from Rodger M. Smitherman, II, married, dated February 1st, 2002, of record in Instrument Number 20020205-0015878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 313 Kottas Place, Nashville, TN 37217
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **March, 2010**.

Timothy Adam Pettis

STATE OF FL
COUNTY OF Hillsborough

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Timothy Adam Pettis**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **March, 2010**.

DESIREE PETRILLO
MY COMMISSION # DD 846604
EXPIRES: December 18, 2012
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Desiree Petrillo

My Commission Expires: