# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110000799 DEEDWARR
Recvd: 01/04/11 13:36 2 pgs
Fees:13.00 Taxes:658.60
20110104-0001138

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Cathy Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2010.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dennis W Miller | SunTrust Mortgage, Inc. | 05103003300 |
| (NAME) | (NAME) | |
| 710 VANTREASE Road | 401 Commerce Street, STE 6100 | |
| (ADDRESS) | (ADDRESS) | |
| MADISON, TN 37115 | Nashville, TN 37219 | |
| (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, **Frances Petty, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dennis W. Miller, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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 a part of Lot No. 50 of Block D, on the plan of Marthonna, not of record, and described as follows: Beginning at a point on the easterly line of Block D, 50 feet south of the southeast corner of Lot 98 of Block A, being the easterly terminus of Vantrease Drive; thence along the easterly line of Block D, south 321.44 feet to the southeast corner of Block D; thence westwardly, along the southerly line of Block D, 125 feet; thence northwardly 323.77 feet to the southerly margin of Vantrease Drive; thence eastwardly 125 feet to the beginning.

Being the same property conveyed to JAMES A. PETTY AND WIFE, FRANCES PETTY by Deed from VIRGIL D. TISDALE AND WIFE, ERMA RUTH TISDALE, dated 11/04/1959 and filed for record on 11/05/1959 in Book 2992, Page 455, Register's Office for DAVIDSON County, Tennessee.

The said James A. Petty having since died on July 14, 2007.

This conveyance is subject to:

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5246, Page 695, said Register's Office. Easement of record in Book 2295, Page 139, said Register's Office. County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 05103003300.

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 710 VANTREASE Road, MADISON, TN 37115
(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), their heirs and/or 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), their heirs and/or 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.

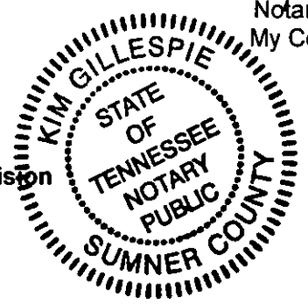
Witness my hand this 29th day of December, 2010.

Frances Petty by Linda Molohon, Attorney in Fact
Frances Petty, BY: Linda Molohon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of December, 2010, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Linda Molohon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Frances Petty, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No 20110104-0001137, Register's Office of Davidson County, Tennessee.

Kim Gillespie
Notary Public
My Commission Expires:10/23/12




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons**
**Suite 2180**
**Hendersonville, TN 37075**