THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110004487 DEEDWARR
Recvd: 01/24/11 09:24 1 pgs
Fees:13.00 Taxes:1135.90
20110124-0006324

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Blake Pettit and Alissa Nuttall 205 Newton Nook Brentwood, Tennessee 37027	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	19-172.13-0A-049.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOEL G. EDWARDS AND ROSEMARY K. EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MARVIN BLAKE PETTIT AND ALISSA MARIE NUTTALL, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, Being Lot No. 118, on the Plan of Williams Grove, Section 1, as shown on plat of record in Plat Book 9700, page 580, in the Register's Office of Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joel G. Edwards and wife, Rosemary K. Edwards by Warranty Deed from W. Scott Visor, an unmarried person, of record in Instrument No. 20020220-0021328, dated 12/31/2001, Register's Office for Davidson County, Tennessee.

This is improved property known as **205 Newton Nook, Brentwood, Tennessee 37027** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **14th** day of **January**, **2011**:

Joel G Edwards
Joel G. Edwards

Rosemary K. Edwards
Rosemary K. Edwards

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 **JOEL G. EDWARDS AND ROSEMARY K. EDWARDS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 14th day of January, 2011:

Notary Public

My Commission Expires: 6/3/2014

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $307,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2011:

Notary Public

My Commission Expires: 6/3/2014

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON