WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067662 DEEDWARR
Recvd: 09/10/12 11:14 2 pgs
Fees:13.00 Taxes:943.50

20120910-0081759

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Kaitlyn West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 20, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark E. Petrie	Same AS Owner	115-10-0-072.00
(NAME)	(NAME)	
6526 Currywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, we, **Timothy Hollahan, and spouse Jennifer Hollahan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark E. Petrie and wife, Rachel D. Petrie**, 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 all of Lot No. 101, on the Plan of Section One, West Meade Estates, as shown by plat appearing of record in Plat Book 2663, Page 110, of the Register's Office of County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy Hollahan, and spouse Jennifer Hollahan by Warranty Deed dated August 7, 2002, from David L. Dick and spouse, Clara G. Dick and filed for record on August 7, 2002, in Instrument No. 20020807-0095098, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 2663, Page 110 and subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 4786, Page 499, 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 6526 Currywood Drive, Nashville, TN 37205
(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 our hands this 7th day of September, 2012.

Timothy Hollahan

Jennifer Hollahan

State of Tennessee
County of Williamson

Personally appeared before me Timothy Hollahan and Jennifer Hollahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2012.

Notary Public Escrow Officer
My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067