BILL GARRETT, Davidson County
Trans:T20130035341 DEEDWARR
Recvd: 04/30/13 09:29 2 pgs
Fees:13.00 Taxes:74.00

20130430-0042773

WARRANTY DEED

26002

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Lori Sullivan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2013.

(Affix Seal)

Notary Public

My Commission Expires: 4/8/17

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lori A. Sullivan and Lonnie Ray Petty, Jr.	New Owner	Map/Parcel
3107 Louise Drive		119 13 0 011.00
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREDONNA HOLMES BATSON, formerly known as Gredonna Dolly Holmes, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto LORI A. SULLIVAN AND LONNIE RAY PETTY, JR., tenants in common with right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being Lot No. 64 on the Map of an addition to and a revision of certain Lots in H.G. McNabb's Subdivision, as of record in Book 1130, page 79, Register's Office Davidson County, Tennessee.

Said Lot No. 64 fronts 75 feet on the West side of Harlin Drive and runs back between lines, 213.1 feet on the North line and 208.8 feet on the South line, to a dead line on which it measures 75.12 feet.

Being the same property conveyed to Gredonna (Dolly) Holmes, her heirs and assigns with a life estate to Judy Mallory by Quitclaim Deed from Charles C. Morrow, Trustee of record in Instrument No. 20010409-0034937, Register's Office for Davidson County, Tennessee AND being the same property conveyed to Gredonna (Dolly) Holmes Batson by Quitclaim Deed from Judy E. Mallory, as to her interest retained in the life estate, of record in Instrument No. 20130411-0035808, Register's Office for Davidson County, Tennessee.

The above described property has never been the principle place of residence of the Grantor herein.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his/her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 119 13 0 011.00.

b. All matters appearing on the Plan of H.G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3007 Harlin Drive, Nashville, Tennessee 37211

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenants and binds herself, her heirs and/or assigns, 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.

Witness my hand this 29th day of April, 2013:

Gredonna Holmes Batson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gredonna Holmes Batson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2013:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013