NEW OWNER:

Katharine M. Derrick
342 Binkley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

Map 147
Group 01-0
Parcel 123.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0405

BILL GARRETT, Davidson County
Trans:T20130047700 DEEDWARR
Recvd: 06/07/13 11:06 2 pgs
Fees:13.00 Taxes:884.30
20130607-0058082

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Nine Thousand and 00/100 Dollars ($239,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JORDAN L. PETTIT single,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KATHARINE M. DERRICK,** unmarried ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

(C3)

Being Lot No. 385 of Caldwell Hall Section III, according to survey and plat of record in Book 2900, Page 131, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete as to location and description of said Lot.

Said Lot No. 385 fronts 80 ft on the N side of Binkley Drive and runs back between parallel lines, 170 ft to a dead line.

Being the same property conveyed to Jordan L. Pettit, unmarried by Warranty Deed from Castleridge Properties Corporation, dated September 7, 2007 and of record in Instrument No. 20070912-0109582, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 342 Binkley Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of May, 2013.

JORDAN L. PETTIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JORDAN L. PETTIT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 30th day of May, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$239,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of May, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY