Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130056790 DEEDWARR
Recvd: 07/03/13 12:27 2 pgs
Fees:13.00 Taxes:362.60
20130703-0069017

03-1305-37985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason H. Thomas	Navy Federal Credit Union	044-14-0-044.00
266 Martingale	5505 Heritage Oaks Drive	
Old Hickory TN 37138	Pensacola, FL 32526	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Pettit, Nancy Kosse, and Nelson Pettit, all as Heirs of The Estate of Vica M. Pettit, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason H. Thomas**, hereinafter called the Grantees, their successors and 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 Lot No. 266, in Block 2, on the Plan of Cumberland Terrace Subdivision, Part 1, of record in Plat Book 1424, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas W. Pettit and wife, Vica M. Pettit by deed from George P. Howell and William H. Howell, dated July 24, 1956, recorded July 31, 1956, of record in Book 2548, Page 438, Register's Office for Davidson County, Tennessee. Thomas W. Pettit having since died on April 25, 1992, leaving Vica M. Pettit as the surviving tenant by the entirety. Vica M. Pettit having died intestate on February 10, 2011, leaving Linda Pettit, Nancy Kosse and Nelson Pettit as her heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 266 Martingale, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of June, 2013.

Linda Pettit, by Nancy Kosse, Attorney in Fact
Linda Pettit, Heir-at-Law of Vica M. Pettit, deceased, by Nancy Kosse, her Attorney-In-Fact

Nancy Kosse
Nancy Kosse, Heir-at-Law of Vica M. Pettit, deceased

Nelson Pettit
Nelson Pettit, Heir-at-Law of Vica M. Pettit, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy Kosse and Nelson Pettit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of June, 2013.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nancy Kosse, with whom I am personally acquainted (or proved to me on the bases of satisfaction evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized by Linda Pettit to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN this 26th day of June, 2013.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3/4/15.