This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# G84-13

ADDRESS NEW OWNER:
Stephen R. Pettus
112 Madison Street
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
Juanita R. Pettus
215 Donna Drive
Madison, Tennessee 37115

MAP **042160170**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita R. Pettus** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Stephen R. Pettus and Sherrie Arnold**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 13 & 14 Plan of Douglas-Levine Subdivision, Madison, Tennessee, as of record in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juanita R. Pettus, by deed from Juanita R. Pettus, Successor Trustee of The Robert L. Pettus, Jr., M.D. Revocable Living Trust and Trustee of The Juanita R. Pettus Revocable Living Trust, dated July 10, 2013, of record in Instrument No. 20130711-0071554, Register's Office for Davidson County, Tennessee.

This is improved property known as 112 Madison Street, Madison, Tennessee 37115. Possession is to be given on July 10, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, 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.

Davidson County DEEDWARR
Recvd: 07/11/13 08:33 3 pgs
Fees:18.00 Taxes:358.90
20130711-0071555

WITNESS our hands this the 10th day of July, 2013.

Juanita R. Pettus

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Juanita R. Pettus**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2013.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $97,900.00

AFFIANT

Subscribed and sworn to before me on this 10th day of July, 2013.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16