BILL GARRETT, Davidson County
Trans:T20130060755 DEEDWARR
Recvd: 07/17/13 09:48 2 pgs
Fees:13.00 Taxes:1646.50

20130717-0073706

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130600405

WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
12th day of JULY, 2013

Notary Public

MY COMMISSION EXPIRES: 5/20/14

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES DURHAM PETTIGREW 228 CHAPEL AVENUE NASHVILLE, TN 37206	Franklin American Mortgage Company 501 Corporate Centre Drive #400 Franklin, TN 37067	083-06-0-100.00 Part of 083-06-0-101.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANIE PEETE TAYLOR, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES DURHAM PETTIGREW AND WIFE, SARAH G. PETTIGREW

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the "Resubdivision (Partition) of Lot 61 and Part of Lot 60, Beaumont Place", as shown on plat of record in Instrument Number 20130711-0071529 (revising Plat Book 332, Page 38), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Janie Peete Taylor, married, by Warranty Deed from Jonathan Jones, a married man and Matthew Engesath, a married man, dated 5/28/13 and recorded 5/30/13 in Instrument Number 20130530-0054320; and the same property previously conveyed to Jonathan Jones, married and Matthew Engesath, married, by Warranty Deed from Andrew Bryan Pate, unmarried, dated 8/13/12 and recorded 8/15/12 in Instrument Number 20120815-0073184; and the same property previously conveyed to Andrew Bryan Pate, unmarried, by Warranty Deed from Kenneth Jennette and wife, Terri E. Jennette dated 3/31/97 and recorded 4/2/97 in Book 10401, Page 956, Register's Office for Davidson County, Tennessee.
ALSO BEING "A PORTION OF" the same property conveyed to Janie P. Taylor by Warranty Deed from Brett R. Carter and wife, Virginia W. Carter dated 5/10/13 and recorded 5/14/13 in Instrument Number 20130514-0048357; and part of the same property previously conveyed to Brett R. Carter and wife, Virginia W. Carter, by Warranty Deed from Atlas Construction Company, dated 10/15/01 and recorded 10/19/01 in Instrument No. 20011019-0114256, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **228 CHAPEL AVENUE, NASHVILLE, TN 37206**
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 we do covenant with the said GRANTEES 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 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 our hands this 12th day of JULY, 2013.

JANIE PEETE TAYLOR

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 JANIE PEETE TAYLOR the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of JULY, 2013.

Commission Expires:_____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014