BILL GARRETT, Davidson County
Trans:T20130104045 DEEDWARR
Recvd: 12/12/13 15:39 3 pgs
Fees:18.00 Taxes:579.05
20131212-0126002

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $156,500.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2013. Notary Public My Commission Expires: 4-24-17

IVA J. HINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Barbara Harris 1408 Ardee Ave. Nashville, TN 37216	SAME	07204020000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVE EDWARD PETTY AND LINDA PETTY TURNER RAY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BARBARA HARRIS**, hereinafter called the Grantee, her heirs

and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 33-1/3 feet of Lots Nos. 17 and 24, and the north 33-1/3 feet of Lots No. 16 and 25, of Block F, on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said county, and described according to a copy of a survey made February 19, 1948 by S. R. Sanford, Jr., as follows:

Said parts of said lots adjoin and front together 66-1/2 feet on the westerly side of Ardee Avenue, formerly Mildred Avenue, and run back between lines, 283 feet on the northerly line and 274.6 feet on the south line to a dead line in the rear which is a broken line on which they measure 66.86 feet.

Being the same property conveyed to Thomas Edward Petty and wife, Willie Sue Petty by deed from Billie B. Beaman and wife, Dorothy Lee Beaman, of record in Book 2032, page 116, Register's Office for Davidson County, Tennessee. The said Thomas Edward Petty and Willie Sue Petty having both deceased, Affidavit of Heirship being recorded at Instrument No. 20130208-0013433, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of either of the Grantors.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the plan of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 4044, page 533, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1408 Ardee Ave., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of December, 2013.

Steve Edward Petty

Linda Petty Turner Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVE EDWARD PETTY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2013

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 4-24-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA PETTY TURNER RAY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2013

Notary Public

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 4-24-17