BILL GARRETT, Davidson County
Trans:T20140022081 DEEDWARR
Recvd: 04/02/14 11:15 2 pgs
Fees:13.00 Taxes:462.50
20140402-0027280

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2014, by and between Lisa Brown, an umarried woman, party of the first part, and David Petty, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Bordeaux Hills, Section Seven, as of record in Book 3842, Page 73, Register's Office for said County.

Said Lot No. 420 fronts 54.0 feet on the westerly side of Hospital Lane extends back 146.89 feet on the northerly line and 146.95 feet on the southerly line, to a dead line in the rear, measuring 61.77 feet thereon.

Being all or part of the same property conveyed to Lisa B. Brown by virtue of that certain Warranty Deed dated April 30, 2013, at Instrument No. 20130501-0043721 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lisa Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lisa Brown, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: David Petty

3349 Hospital Lane, Nashville, TN 37218

Tax Parcel No

Property Address: 3349 Hospital Lane
Nashville, TN 37218

MAIL TAX BILLS TO: David Petty

3349 Hospital Lane, Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

David Petty
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY