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BILL GARRETT, Davidson County
Trans:T20140022547 DEEDWARR
Recvd: 04/03/14 12:53 2 pgs
Fees:13.00 Taxes:610.50
20140403-0027798

This instrument prepared by & return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of March, 2014, by and between David L Petty, an unmarried man, party of the first part, and David L. Shaub, a ½ undivided interest and Tony L. Ross and wife Janet M. Ross, a ½ undivided interest as tenants in common, 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. 28 and the northerly 10 feet of Lot No. 29 on D.T. McGavock's Plan of 98 Lots, sometimes called D.T. McGavock's Second Additions, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 and the northerly part of Lot No. 29 front together 60 feet on the easterly side of 4th Avenue, North, formerly Cherry Street, and run back between parallel lines 174 feet to an alley.

Being all or part of the same property conveyed to David L. Petty, by virtue of that certain Warranty Deed dated April 24, 1989, at Book 7832, Page 198 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.

David L. Petty
David L Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 26th day of March, 2014.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address:	David L Shaub Tony L Ross and Janet M Ross 1720 4th Avenue North A Nashville, TN 37201
Tax Parcel No	08205007900
Property Address:	1720 4th Avenue N Nashville, TN 37208
MAIL TAX BILLS TO:	David L. Shaub, Tony L. Ross and Janet M. Ross ~~1720 4th Avenue North A~~ ~~Nashville, TN 37208~~ 5341 Granny White Pike Brentwood, TN 37027

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 $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of March, 2014.

Notary Public

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016