BILL GARRETT, Davidson County
Trans:T20140053122 DEEDWARR
Recvd: 07/23/14 09:57 2 pgs
Fees:13.00 Taxes:173.90
20140723-0065296

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Bradley Leland Anderson
205 Forrest Park Road
Madison, TN 37115

**SEND TAX BILL TO:**
Regions Bank d/b/a Regions Mortgage
2020 Parkway Office Circle
Birmingham, AL 35244

**MAP/PARCEL 043-13-0-127.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Lindsey Petrosky, sole heir at law and Administratrix of the Estate of Christopher Joseph Petrosky,** has this day bargained and sold, and does hereby transfer and convey unto **Bradley Leland Anderson, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**The Southerly 50 feet of the Northerly 150 feet of the Westerly 150 feet of Lot No. 1 on the Forest Park Average Tracts, as of record in Book 843, Page 45, Register's Office for Davidson County, Tennessee.**

**Said Part of Lot No. 1 Fronts 50 feet on the Easterly side of Forest Park Road and runs back between parallel lines 150 feet to a dead line.**

**Being the same property conveyed to Christopher Joseph Petrosky, unmarried by deed from Dean Hibbs and wife, Kelley Hibbs of record in Instrument No. 20100209-0010174 Register's Office for Davidson County, Tennessee, dated February 05, 2010 and recorded on February 09, 2010.**

This is improved property known as: **205 Forrest Park Road, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2014 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 843, page 45, and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 15th day of July, 2014.

**Lindsey Petrosky**

**Lindsey Petrosky, Administratrix**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lindsey Petrosky, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of July, 2014.

Notary Public

Commission Expires: 10/03/2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July, 2014, before me, personally appeared Lindsey Petrosky, as Sole Heir and Administratrix of the Estate of Christopher Joseph Petrosky, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seals at office this 15th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 10/03/2017

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $47,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 5/8/17

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No: 147303