Return to: Bridgehouse Title

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140064493 DEEDWARR
Recvd: 08/29/14 14:19 2 pgs
Fees: 13.00 Taxes: 1346.80
20140829-0079282

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $364,000.00

Affiant

Subscribed and sworn to me on August 27, 2014.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27730SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Haywood Talton Pettigrew Sarah Burgess Pettigrew 200 Forrest Valley Circle Nashville, TN 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Brimingham, AL 35244	114-14-0-010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vladimir Zheltkov and Natalya Zheltkova, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Haywood Talton Pettigrew and Sarah Burgess Pettigrew, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 46 on the Plan of Thousand Oaks Estates, of record in Book 3700, page 82, as amended in Book 9700, page 613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Vladimir Zheltkov, a married man, by Deed from BJ Home Builders, Inc, dated 10/10/97 and of record in Book 10646, page 69, in the Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
> 2. Matters shown on plan of record in Book 3700, page 82 and amended in Book 9700, page 613, Register's Office for Davidson County, Tennessee.
> 3. Declarations/Restrictions of record in Book 4056, page 371 as amended in Book 4072, page 318, said Register's Office.

This property is also known as improved property located at 200 Forrest Valley Circle, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on August 27, 2014.

Vladimir Zheltkov

Natalya Zheltkova

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 27, 2014, before me personally appeared Vladimir Zheltkov and Natalya Zheltkova, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 27, 2014.

NOTARY PUBLIC

My Commission Expires:

