File No. 141027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080236 DEEDWARR
Recvd: 10/24/14 10:21 2 pgs
Fees:13.00 Taxes:1184.00
20141024-0098187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Wayne Petty	Same as new owner	105-12-0-058.00
(NAME)	(NAME)	
350 Herron Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Heavy and Specialized Haulers, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Wayne Petty, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 of Fair View Park, Section Two, of record in Book 4660, Page 182, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Heavy and Specialized Haulers, Inc., a Tennessee corporation, by Warranty Deed from Frank C. Ingraham et ux Frances R. Ingraham, dated 9/13/76 and recorded 9/13/76 in Book 5067, Page 909, Register's Office for Davidson County, Tennessee.

Subject to Easement Deed by Court Order in Settlement of Landowner Action to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

Subject to any and all existing easements and all other matters as shown on plat of record in Book 4660, Page 182, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 360 Herron Drive, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 141027

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 22nd day of October, 2014.

Heavy and Specialized Haulers, Inc.

By: _____

Paula C. McCord, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paula C. McCord with whom I am personally acquainted and who upon her oath acknowledged herself to be the President of Heavy and Specialized Haulers, Inc., a Tennessee corporation the within named bargainor, and corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paula C. McCord as such President.

Witness my hand and official seal this 22nd day of October, 2014.

Commission expires:

_____

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016