Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $356,500.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public
My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph J. Barranco, Jr. 205 Newton Nook Brentwood, TN 37027	Pinnacle Bank 150 3rd Avenue South, Ste 900 Nashville, TN 37201	172130A04900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marvin Blake Pettit and Alissa Marie Pettit, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph J. Barranco, Jr., and Mary Katherine Barranco, husband and wife,** hereinafter called the Grantee(s), 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. 118 on the Plan of Section One, Williams Grove, as of record in Book 9700, pages 580 thru 582, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marvin Blake Pettit and Alissa Marie Pettit, husband and wife, by Quitclaim Deed from Blake Pettit and Alissa Marie Nuttall, recorded on February 25, 2014 in Instrument Number 20140225-0015907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blake Pettit and Alissa Marie Nuttall by Deed from Joel G. Edwards and wife, Rosemary K. Edwards of record in Instrument Number 20110124-0006324, Register's Office for Davidson County, Tennessee.

This property is improved property known as **205 Newton Nook, Brentwood, TN, 37027**

This conveyance is subject to the following: (1) Charter for HOA in Book 10741, Page 671, Register's Office for Davidson County, Tennessee; (2) Storm Water Detention Agreement in Book 10951, Page 699, Register's Office for said County; (3) Quitclaim Deed for Common Area in Instrument Number 200105140049489, said Register's Office; (4) Rights of others in and to the common areas and/or elements.

BILL GARRETT, Davidson County
Trans:T20150001037 DEEDWARR
Recvd: 01/06/15 11:23 2 pgs
Fees:13.00 Taxes:1319.05
20150106-0001280

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 5th day of January, 2015.

Marvin Blake Pettit

Alissa Marie Pettit

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marvin Blake Pettit and Alissa Marie Pettit** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 5th day of January, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014123388