This Instrument Prepared By:
Lee and Lee, Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 6544-40

ADDRESS NEW OWNER:
Patrick Pettit
3360 Milbridge Dr.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **137130A04000CO**
GROUP
PARCEL

Davidson County DEEDWARR
Recvd: 09/01/15 08:42 3 pgs
Fees:18.00 Taxes:610.50
20150901-0088414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert K. Anderson** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Patrick Pettit**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot No. 40 on the Plan of Section One, Peninsula Point, a planned unit development as shown by plat of record in Book 9700, Page 98, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Robert K. Anderson by deed from Charles R. Johnson dated August 6, 2008, of record in Instrument No. 20080821-0085940, Register's Office for Davidson County, Tennessee.

This is improved property known as 3360 Milbridge Dr., Antioch, Tennessee 37013. Possession is to be given on August 31, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of August, 2015.

Robert K. Anderson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert K. Anderson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2015.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.6.2017

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-17-16