WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2677015

Return to:
Larry Westbrook, Atty
3326 Aspen Grove Dr. #604
Franklin, TN 37067

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $ 770,000.00

April L. Blideman
Affiant

Subscribed and sworn to me, this the 18th day of July, 2016

Notary Public

My commission expires April 1, 2017

L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

New Owner & Address	Mail Tax Bills to:	Parcel ID:
Clinton Cady 1013 Noelton Avenue NASHVILLE, TN 37204	Finworth Mortgage, LLC 2106 Crestmor Road Nashville, TN 37215	Map 118-09-0 Parcel 030.00

THIS INDENTURE is made effective the 18th day of July, 2016, by **Matthew T. Petrie and wife, Carolyn S. Petrie**, First Parties, for the purpose of conveying the premises described herein to Clinton Cady and Paige Cady, husband and wife, tenancy* Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*by the entirety

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being the easterly 68 feet of Lot 6 and the westerly 32 feet of Lot 7 on the plan of Leonte Subdivision of Lots 17, 18, 19, 24, 25, and 26, in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, dated March, 1938.

Beginning on the southerly margin of the 5th Street at a point 645 feet East of Granny White Road; thence with said road easterly 100 feet; thence southwardly and parallel with the line between Lots 6 & 7, 200 feet to the northerly line of Lot 22; thence with the northerly line of Lots 22 & 23, westwardly 100 feet; thence northwardly 200 feet to the point of beginning.

Being the same property conveyed to Matthew T. Petrie and Carolyn S. Petrie, husband and wife, by Warranty Deed, from Davis G. Reese, unmarried, and Christiana L. Reese, unmarried, dated October 25, 2012, of record in Instrument No. 20121107-0102919, Register's Office for Davidson County,
Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend said premises and the title thereto against the lawful claims of all persons whomever.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans: T20160067253 DEEDWARR
Recvd: 08/04/16 10:24 2 pgs
Fees: 13.00 Taxes: 2849.00
20160804-0080741

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Matthew T. Petrie

Carolyn S. Petrie

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Matthew T. Petrie**, 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 SEAL AT OFFICE, in Williamson County, this the 3rd day of May, 2016.

NOTARY PUBLIC

My Commission Expires:
3/20/2018

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Carolyn S. Petrie**, 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 SEAL AT OFFICE, in Williamson County, this the 3rd day of May, 2016

NOTARY PUBLIC

My Commission Expires:
3/20/2018

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.