WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF March, 2017.

Notary Public

(Affix Seal)

My Commission Expires: 12/28/2019

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMMISSION EXPIRES

DAVIS-H17069

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Clinton P. Davis, III and Amy M. Pettinger, husband and wife	NEW OWNER'S	034.07-0A-149.00 CO
1909 Nancy Beth Drive		
Madison, TN 37115		

BILL GARRETT, Davidson County
Trans:T20170024467 DEEDWARR
Recvd: 03/22/17 15:46 2 pgs
Fees:13.00 Taxes:1091.50
20170322-0028246

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, INGRID O. LORD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CLINTON P. DAVIS, III AND AMY M. PETTINGER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3, as shown on the map entitled Final Subdivision Plat of Harbor Village, Phase III, of record as Instrument No. 20050331-0034862 as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ingrid O. Lord, unmarried by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record at Instrument # 201403130021055, recorded on 03/13/2014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1909 Nancy Beth Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 16th day of March, 2017 :

Ingrid O. Lord

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named INGRID O. LORD, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of March, 2017.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019