Davidson County DEEDWARR **Recvd: 04/20/17 09:24 3 pgs** **Fees:18.00 Taxes:1378.25** **20170420-0038670**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00 Affiant Subscribed and sworn to before me, this 14th DAY OF April, 2017. Notary Public
WARRANTY DEED BMR17-6347	MY COMMISSION EXPIRES: (AFFIX SEAL) 8.18.18
	THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1806 General George Patton Drive Franklin, TN 37067

Anna E. Rowland NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Perry	new owner	
6347 Pettus Rd.	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4722		181-00-0-105.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CRAIG DONNELL TRICE AND TERRI SANDERS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STACY PERRY, AN UNMARRIED INDIVIDUAL, 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 the Fifth Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Hooper on April 16, 1967, as follows:

Beginning at a spike located in the center of Pettus Road, 150 feet West of the S. L. Griggs east line shown as the fence line in said survey; thence with the center of Pettus Road North 81 degrees 30' West 150 feet to a spike; thence North 4 degrees 00' East 876.0 feet to a pin; thence South 81 degrees 30' East 150 feet to a pin; thence South 4 degrees 00' West 876.0 feet to the point of beginning, containing 3.016 acres, more or less.

Being the same property conveyed to Denise Lytle Trice and husband, Craig Donnell Trice by Quitclaim Deed from Betty Jane Lytle, of record in Instrument No. 20030121-0008336, Register's Office for Davidson County, Tennessee, dated January 03, 2003 and recorded on January 21, 2003.

Denise Lytle Trice having since died on August 3, 2014 leaving the property to the surviving tenant by the Entirety, Craig Donnell Trice.

Craig Donnell Trice having since married to Terri Sanders.

Terri Sanders, wife of Craig Donnell Trice, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4778, Page 602 and Book 10765, Page 432, Book 5724, Page 747, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 6347 Pettus Rd. , Antioch, Tennessee 37013-4722

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

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 14th day of April, 2017.

Craig Donnell Trice

Terri Sanders

STATE OF Tennessee
COUNTY OF Williamson

On this the 14th day of April, 2017, before me personally appeared Craig Donnell Trice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of April, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this the 14th day of April, 2017, before me personally appeared Terri Sanders to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of April, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY