BILL GARRETT, Davidson County
Trans: T20170036604 DEEDWARR
Recvd: 05/01/17 14:42 2 pgs
Fees: 13.00 Taxes: 673.40
20170501-0042675

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0335

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2017.

Notary Public
Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexander Pettey & Victoria Pettey 1060 Shire Dr. Antioch, TN 37013	F & M Bank 50 Franklin Street Clarksville, TN 37040	174-01-0A-067.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clint L. James, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Pettey and Victoria Pettey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 28 (Twenty-Eight) on the Plan of First Amendment Rivendell Woods, Phase One - Section One, of record in Instrument No. 20070329-0037618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clint L. James, an unmarried man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20090520-0046532, Register's Office for Davidson County, Tennessee, dated May 14, 2009 and recorded on May 20, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1060 Shire Dr., Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of April, 2017.

Clint L. James

STATE OF ~~TENNESSEE~~ Alaska
~~COUNTY OF~~ 3rd Judicial District

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Clint L. James,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

~~26th~~ ~~27th~~ Witness my hand and official seal at Soldotna, Alaska, ~~Tennessee~~ this ~~27th~~ day of April, 2017.

Laura M West
Notary Public
My Commission Expires: 10/10/18

(Notary Seal)

STATE OF ALASKA
NOTARY PUBLIC
Laura M. West
My Commission Expires Oct 10, 2018