Davidson County	DEEDWARR
Recvd: 07/31/17 15:52	3 pgs
Fees:18.00 Taxes:1475.39	
20170731-0077616	

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp. November 30, 2020 COUNTY OF SUMNER (Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $398,753.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2017. Notary Public My commission expires: 11-30-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Petty **Cinda Petty**	**Eustis Mortgage Corporation**	**103-10-0-108.00**
818 Neartop Drive	**1100 Poydras Street, Ste. 2525**	
Nashville, TN 37205	**New Orleans, LA 70163**	

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 ACKNOWLEDGE, WE,

Emma Gensert-Thomas, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Petty and Cinda Petty, husband and wife

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. 15 on the Plan of Brookside Courts, Addition No. 4, Section 3, as of record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emma L. Gensert, unmarried, by Warranty Deed, from Dustin M. Diez, an unmarried man, dated January 30, 2008, of record in Instrument No. 20080204-0011197, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Emma Gensert-Thomas, a married person, by Quitclaim Deed, from Emma Gensert-Thomas, F/K/A Emma L. Gensert, a married woman, who took title as unmarried, dated November 2, 2012, of record in Instrument No. 20130214-0015169, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2083, Page 25, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2015, Page 59, Register's Office for DAVIDSON County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 818 Neartop Drive, Nashville, TN 37205.

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 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 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 31st day of July, 2017.

Emma Gensert-Thomas

Emma Gensert-Thomas

*Russell Thomas, spouse of Emma Gensert-Thomas, joins in the execution of this instrument for the purpose of conveying his/her marital interests, ~~if any,~~ in subject property.

Russell Thomas

STATE OF Washington
COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Emma Gensert-Thomas and Russell Thomas, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My Commission Expires: June 6, 2018

File #: 170489JM
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Notary Public
State of Washington
JJ MCCLELLAN
My Appointment Expires Jun 6, 2018

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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY