WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065826 DEEDWARR
Recvd: 08/01/17 10:34 2 pgs
Fees:13.00 Taxes:812.15
20170801-0077868

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$219,500.00.**

Affiant

Subscribed and sworn to before me this 27 day of July, 2017

Notary Public
My Commission expires: 3/18/20
(Affix Seal)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keaton Starch Pettit	CMG Mortgage	133-11-0-072.00
289 Elysian Fields Road	3160 Crow Canyon Rd. Ste. 400	
Nashville, TN 37211	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard W. Argo and wife, Pattie J. Argo,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keaton Pettit and Molly Elizabeth Pettit, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard W. Argo and wife, Pattie J. Argo, by deed from Stephanie Basoria, unmarried, on June 21, 2013, of record in Instrument Number 20130624-0064370, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3500, page 69, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3673, page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as: **289 Elysian Fields Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

9017

WITNESS our hands this July 27, 2017.

Richard W. Argo

Pattie J. Argo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard W. Argo and wife, Pattie J. Argo** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 27, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY