Bill Garrett Davidson County
Batch# 25372 DEEDWARR
11/14/2017 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20171114-0116773

File # 17-10-15535

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| John F. Petrucelli &<br>Anne McKee Petrucelli<br>105 B West Tyne Drive<br>Nashville, TN 37205 | new owner | 130050e00200co |
| This instrument prepared by: Robert J. Notestine III, Attorney at Law,<br>109 Kenner Avenue, Suite 201, Nashville, TN 37205. | | |

## WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lori D. Halloran, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto John F. Petrucelli and Anne McKee Petrucelli, husband and wife (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "B" The 105 W. Tyne Avenue Townhomes a/k/a West Tyne Townhomes, as established by Declaration and Master Deed Establishing a Horizontal Property Regime, of record in Instrument Number 20141113-0105020, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being part of the same property conveyed to Lori D. Halloran by Quitclaim Deed from James Michael Halloran, of record in Instrument Number 20081023-0106181, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 105 B W Tyne Boulevard, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. All matters as disclosed on plat of record in Book 1130, page 71 and Instrument Number 20141113-0105020, said Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Instrument Number 20141113-0105020, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $975,000.00.
(
(
(Subscribed and sworn to before me
(this 10th day of November, 2017.
(

Affiant

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(My Commission Expires: 3/6/22 Notary Public )

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of November, 2017.

Lori D. Halloran

Lori D. Halloran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Lori d. Halloran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 10th day of November, 2017.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

# True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper)

