Bill Garrett Davidson County
Batch# 55940 DEEDWARR
02/06/2018 02:49:18 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180206-0012057

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180100019

WARRANTY DEED

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/19

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JuLeigh Petty **805 Potter Lane** **Nashville, TN 37206**	new owner	**083-12-138.00**

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, WE,

Pierre Bayou Properties, LLC

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

JuLeigh Petty, A Married Woman

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. 167 on the Plan of Rosewood Heights, Section 5, as of record in Book 2331, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 122 feet on the curving northeasterly side of Potter Lane and runs back between lines 152 feet on the northwesterly side line and 155.8 feet on the easterly side line, to a line at the rear, measuring 46.5 feet thereon.

BEING the same property conveyed to Pierre Bayou Properties, LLC, by Quitclaim Deed from Elizabeth G. Beavers, dated 10/23/10 and recorded 1/6/11 in Instrument No. 20110106-0001928; and being the same property previously conveyed to Elizabeth G. Beavers, by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2002KS4, dated 7/16/10 and recorded 7/28/10 in Instrument No. 20100728-0059030, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **805 Potter Lane, Nashville, TN 37206**
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 do 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 used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-M9-18-805

Witness our hands this 2nd day of February, 2018.

Pierre Bayou Properties, LLC

BY: _____

Elizabeth G. Beavers, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Elizabeth G. Beavers with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Sole Member of Pierre Bayou Properties, LLC the within named bargainor, and corporation, and that she as such Sole Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Elizabeth G. Beavers as such Sole Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of February, 2018.

Commission Expires:_____

_____
Notary Public

