Karen Y Johnson Davidson County
Batch# 178036 DEEDWARR
12/26/2018 03:08:22 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20181226-0125314

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynda LeRoue Mosley, Executrix of the Estate of Dorothy Petty Sowell, deceased and Lynda LeRoue Mosley, individually; Susan Petty Rye, individually; Judy Sowell Hill, individually and Richard Steven Petty, individually, as Devisees of The Last Will and Testament of Dorothy Petty Sowell, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chestnut Infill, GP**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 176 on the Map of Brook Meade Subdivision, Section V, of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Milton R. Sowell and wife, Dorothy P. Sowell, by deed from James R. Pearingen, Jr., Trustee, dated June 27, 1955, of record in Book 2438, page 251, Register's Office for Davidson County, Tennessee. The said Milton R. Sowell having since died predeceasing his wife, Dorothy P. Sowell. The said Dorothy P. Sowell having since died, leaving a Last Will and Testament filed in the Seventh District Court of Davidson County, Tennessee, Probate Division, Docket No. 18P-1711.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 762 Bresslyn Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 #: J-CPC-18-762-H

WITNESS THE EXECUTION HEREOF this 20th day of December, 2018.

Estate of Dorothy Petty Sowell, deceased

X Lynda LeRoue Mosley, Executrix

BY: Lynda LeRoue Mosley, Executrix

State of Tennessee)
County of Davidson)

On this 20th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State aforesaid, Lynda LeRoue Mosley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of said estate, and is authorized to execute this instrument, and that she has executed this instrument on behalf of the Estate of Dorothy Petty Sowell as Executrix.

Notary Public

My Commission Expires: 11-3-20

X Lynda LeRoue Mosley

Lynda LeRoue Mosley, individually

State of Tennessee)
County of Davidson)

On this 20th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lynda LeRoue Mosley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

X Susan Petty Rye

Susan Petty Rye, individually

State of Tennessee)
County of Davidson)

On this 20th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan Petty Rye, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

X Judy Sowell Hill

Judy Sowell Hill, individually

State of Tennessee)
County of Davidson)

On this 20th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Judy Sowell Hill, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged ~~the~~ execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

Richard Steven Petty, individually

X Richard Steven Petty by Susan Petty Rye

By: Susan Petty Rye, Attorney in Fact

State of Tennessee
County of Davidson

On this the 20th day of December, 2018, before me personally appeared Susan Petty Rye, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Steven Petty, acknowledged that such person executed the same as the free act and deed of Richard ~~Steven~~ Petty.

Notary Public

My commission expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 430,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of December, 2018.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Chestnut Infill, GP 762 Bresslyn Road Nashville, TN 37205	Chestnut Infill, GP 1745 Gary Lane Hopkinsville, KY 42240	115-03-0-048.00