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WARRANTY DEED

Karen Johnson Davidson County
Batch# 200637 **DEEDWARR**
03/01/2019 08:33:33 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190301-0018501

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2019

Notary Public J. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

J. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin R. Petty and Erin M. Petty	Geneva Financial, LLC	12716000900
(NAME)	(NAME)	
2409 Bellevue Manor Drive	3155 S Price Road, Suite 105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chandler, AZ 85248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark Metrick and wife, Loren Metrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin R. Petty and Erin M. 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office for said County.

Said Lot No. 65 fronts 152.50 feet on the southerly side of Bellevue Manor Drive and runs back 271.61 feet on the easterly line and 268.81 feet on the westerly line to a dead line in the rear measuring 168.90 feet.

Being the same property conveyed to Mark Metrick and wife, Lorene Metrick by deed dated October 27, 2010 from Wilma A. Webb of record in Instrument No. 20101101-0087249, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2409 Bellevue Manor Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 26th day of February, 2019.

Mark Metrick

Loren Metrick

State of Tennessee

County of Davidson

On this **26th** day of **February, 2019**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Mark Metrick and Loren Metrick**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **they** executed the same as **their** free act and deed.

Witness my hand and official seal this **26th day of February, 2019.**

Notary Public ~~I. Dyke~~ Tatum

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/3/2021

File No.: 19-Petty