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

Karen Johnson Davidson County
Batch# 227947 DEEDWARR
05/09/2019 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20190509-0043775

39-B
File #19-1131

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 **Andrew Petroff and Erica Petroff, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kendall Brooks Headley and Covert Lee Headley, husband and wife**, 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. 1117 and 1119, Block No. 164, on the Plan of No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Petroff and Erica Petroff, husband and wife by deed from Jeremy A. Jeter and Lauren Jeter, husband and wife, dated May 12, 2014, of record in Inst. No. 20140521-00043814, Register's Office for Davidson County, Tennessee.

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: 5210 Illinois Avenue, Nashville TN 37209.

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.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2019.

Andrew Petroff

Erica Petroff

State of Tennessee)
County of Davidson)

On this 9th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Petroff and Erica Petroff, 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.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 415,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of May, 2019.

Laura Elizabeth Matheny

Notary Public

PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE LAURA ELIZABETH NOTARY

My Commission Expires: 3-13-22

NEW OWNER:
Kendall Brooks Headley
5210 Illinois Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
091-11-0-047.00

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)