Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1346TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,500.00.

Affiant



SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2019.

Notary Public
Commission Expiration:

Karen Johnson Davidson County
Batch# 232410 **DEEDWARR**
05/21/2019 08:20:27 AM 2 pgs
Fees: $13.00 Taxes: $723.35

20190521-0047628

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Jacob E. Petty 8 Fawn Creek Pass Nashville, TN 37214	**SAME AS NEW OWNER.**	122-1-A-229.00-R

WARRANTY DEED

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, I, **Nancy Nall, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob E. Petty, unmarried,** 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:

Property known as 8 Fawn Creek Pass Nashville, TN 37214, County of Davidson 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 Unit Number 4 on the Plan of Woodland Point, Phase III, a private Element Horizontal Property, Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Instrument Number 20001011-0101044 (per plan included as Exhibit "C") and of record in Boundary Plat of record in Instrument Number 20000713-0069314, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy Nall, an unmarried woman, by deed from Patricia A. Adams, dated 06/12/2013, filed and recorded 06/20/2013, of record as Instrument No. 20130620-0063106, said Register's Office.

Tax Map and Parcel ID is as follows 122-1-A-229.00-R

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 8 Fawn Creek Pass, Nashville, TN 37214

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 unemcumbered, 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 hand this 16th day of May, 2019.

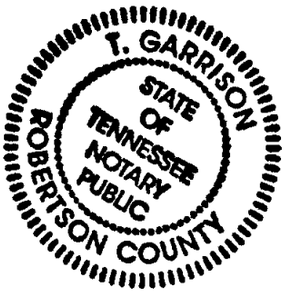
Nancy Nall

Nancy Nall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2019, before me personally appeared **Nancy Nall**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of May, 2019.



T Garrison

Notary Public
Commission Expiration: 3/22/22